

Deed Record, No. 50, Fremont County, Iowa

#1537 Fee 90¢ Filed for record May 28, 1945 at 3:30 o'clock P.M. Byron V. Hopkins, Recorder  
Elizabeth Walters, Deputy

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Adrienne Mentor and Donald R. Mentor, wife and husband of the County of Mohave and State of Arizona and Ulah Fisher, a single woman of the County of Santa Cruz and State of California, in consideration of the sum of One Dollar and other valuable considerations in hand paid by Ralph A. Queen of the County of Fremont and State of Iowa do hereby sell and convey unto the said Ralph A. Queen the following described premises, to-wit:

The South Half (S $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) the East Half (E $\frac{1}{2}$ ) of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) and the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 34, Township 71, North, Range 42, West of the 5th P.M. in Mills County, Iowa, consisting of 180 acres more or less according to Government survey; also the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 3, Township 70, North, Range 42, West of the 5th P.M. in Fremont County Iowa consisting of 37.25 acres.

The grantors, Adrienne Mentor and Ulah Fisher hereby specifically except and reserve out of and from the said real property hereinbefore described for a period of twenty (20) years from and after March 1st, 1945, and the grantees hereby grants and confirms to the grantors, Adrienne Mentor and Ulah Fisher, a one-half (1/2) interest in and to all petroleum, oil, gas, minerals and all other hydro-carbon substances of whatever kind contained in, or which may be extracted or produced from the real property hereinabove described, together, also, with all sands, shales and formations in or under the above described land in which oil, gas, minerals, or hydro-carbons of whatsoever nature may be contained and from or by means of which the same may be extracted or produced; together, also, with the exclusive right by or through leasees, contractors, or otherwise, at any time and from time to time, to enter upon all or any parts of said real property with such men, means, appliances and equipment as may be necessary or convenient and thereon and therein to make geophysical and other exploratory tests and investigations; together, also, with the exclusive right to drill for, develop, produce, treat store and/or handle said petroleum, oil, gas, minerals and/or other hydro-carbon substances, and to erect, construct, maintain, use, enjoy, repair, replace and/or remove all derricks, tanks, roads, pipelines, telephone and electric power lines, machinery and all other equipment and appliances, houses for employees, oil and gas treating plants and all other structures necessary or convenient in connection with said operations; together, also, with the right to develop and thereupon to take and use water required in connection with such operations. The foregoing rights terminate on March 1st, 1965, and will be so exercised as not to interfere unnecessarily with the use by Grantees of the surface of the premises, which do not conflict or interfere with or prevent the full use and enjoyment of the property and rights hereby reserved and excepted.

And we hereby covenant with the said Ralph A. Queen that we hold said premises by good and perfect title, that we have good right and lawful authority to sell and convey the same and that they are free and clear of liens and encumbrances except the oil, gas and mineral rights hereinabove reserved, and we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

And the said Donald R. Mentor hereby relinquishes his right of dower in and to the above described premises.

Signed the 7th day of February, 1945.

Adrienne Mentor  
Donald R. Mentor  
Ulah Fisher

STATE OF ARIZONA, MOHAVE COUNTY, SS

On this 7th day of February, 1945, before me H. W. Phelps, a Notary Public within and for Mohave County, Arizona, personally came Adrienne Mentor and Donald R. Mentor, wife and husband, personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and acknowledged the same to be their voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Kingman, Arizona, the date last above written.

H. W. Phelps  
Notary Public in and for Mohave County,  
Arizona.

(SEAL)  
My Commission expires  
Feb. 12th 1948

STATE OF CALIFORNIA, SANTA CRUZ COUNTY, SS

On this 5th day of February, 1945, before me, B. H. Sells, a Notary Public in and for Santa Cruz County, California, personally appeared Ulah Fisher, a single woman, personally known to me to be the identical person whose name is affixed to the above instrument as a grantor, and acknowledged the execution of the same to be her voluntary act and deed for purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Watsonville, Santa Cruz Co., California the date last above written.

B. H. Sells  
Notary Public in and for Santa Cruz  
County, California.

(SEAL)  
My commission expires  
Dec. 29, 1947.

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