



WARRANTY DEED

Know All Men by These Presents: Alvin Wymore and Mary Wymore, husband and wife, of Kane County, State of Illinois, Dorothy Rhone and David Rhone, wife and husband of Wichita County, State of Texas, ~~Mabel Shearer~~ ~~XXXXXXXXXXXX~~ of Holt County, State of Nebraska, Helen McClure and Clifford C. McClure, wife and husband, Harvey Wymore and Ina Wymore, husband and wife, Donald R. Talcott and Ethel L. Talcott, husband and wife, and Marie Wymore, single, of Pottawattamie County, State of Iowa, in consideration of the sum of One Dollar and other valuable consideration in hand paid do hereby convey unto Ella M. Hansen

the following described real estate, situated in Pottawattamie County, Iowa, to-wit:

Part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 74 North, Range 43 West of the 5th P.M., described as follows: Commencing at a point, which is 999.1 feet North and 33 feet N89°41' East of the Southwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3, Township 74, Range 43; thence South 70.6 feet to the Northerly right-of-way line of Highway #275; thence S37°53' East along the Northerly right-of-way line thereof, 190.3 feet, thence N55°13' E, 119 feet; thence N07°33' E, 152.7 feet; thence S89°41' W, 232.3 feet to the point of beginning subject to easements of record and right-of-ways of public highways, situated in Pottawattamie County, Iowa, subject to easement for gas line, to gas station and Wymore house.

2324

Recording Fee \$ 2.50
Transfer Fee 1.50

Filed for record the 29 day of December 1961 at 4:12 o'clock P.M. and recorded in book 122, page 21



Dorothy Lerner, Notary
By Robert C. Neath
Deputy

And the grantors do hereby covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 29th day of December, 1961

Dorothy Rhone
Mary Wymore
Alvin Wymore

David Rhone
Alvin Wymore

STATE OF IOWA

COUNTY OF Pottawattamie

Mabel Shearer
~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~

On this 29th day of December, A. D. 1961, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Helen McClure, Clifford C. McClure, Harvey Wymore, Ina Wymore, Donald R. Talcott & Ethel L. Talcott and Marie Wymore

Helen McClure
Clifford C. McClure
Harvey Wymore

Ina Wymore
Marie Wymore

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Robert C. Neath
Notary Public in and for said County

BOOK 1300 PAGE 21

DO NOT FIND
SEPARATE
PAGE

STATE OF Illinois, Carle COUNTY, ss:

On this 27th day of Jan, 1962 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Alvin Wymore and Mary Wymore husband and wife.

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

STATE OF ILLINOIS, Holt COUNTY, ss: Notary Public in and for said County.

On this 17 day of Jan, 1962 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Label Shearer ~~husband~~ an unmarried widow to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as ~~her~~ her voluntary act and deed.

STATE OF Texas, Wichita COUNTY, ss:

On this 17 day of Jan, 1962 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Judith Rhone and David Rhone wife and husband.

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said County.

BOOK 1300 PAGE 22

ASSIGNMENT OF CONTRACT (Vendee) AND CONVEYANCE

Printed and For Sale by Council Bluffs

FOR VALUE RECEIVED, John R. Baker and Loretta J. Baker, husband and wife, jointly and severally, do hereby sell, assign and convey to Harry C. Crowl, Jr.

as joint tenants and not as tenants in common, with the full right of the survivor to take the whole title and right of both in fee simple and absolutely; all of their right, title and interest in and to a certain Real Estate Contract, and the real property described therein, situated in Pottawattamie County, Iowa, to-wit: Lot 11 in Block 2 in Harids addition to the City of Council Bluffs, Iowa

said contract being by and between Jennie Forier, first party, and John R. Baker and Loretta J. Baker, husband and wife, second party, which contract is dated October 14, 1953, and is recorded in Book 1213, Page 425 of the records of Pottawattamie County, Iowa.

And we covenant with the said assignee that our interest as second party in said contract and property is free and clear of all liens, taxes and incumbrances whatsoever, and we covenant to warrant and defend the title to said premises against the lawful claims of all persons whatsoever, claiming by, through or under us.

And we do hereby authorize said first party, or their grantees or their successors in interest, to deliver to the assignees herein named, the deed provided for in said contract, with the same force and effect as if made and delivered to the undersigned.

Dated and signed at Council Bluffs, Iowa, this 27th day of January, 1962.

STATE OF IOWA, POTTAWATTAMIE COUNTY

On this 27th day of January, 1962, before me, Gene C. Ruckfus, Notary Public in and for Pottawattamie County, Iowa, personally appeared John R. Baker and Loretta J. Baker

husband and wife, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Recorded in Book 1300 PAGE 22