

Know all Men by these Presents, THAT I, J. A. Wakefield  
and Margaret Wakefield his wife, of Iowa in  
Western District of Iowa, for and in consideration of the sum of  
Twenty six hundred DOLLARS,  
to us in hand paid by Mrs. A. M. Cramond widow of Rugby N. Clark  
the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold, and do hereby Grant, Bargain and Convey unto the said Mrs. A. M. Cramond  
and unto her heirs and assigns, the following described real estate situated in  
Iowa, Dub. Co.

All of the South twenty five feet of lot 24 and the North twenty five feet of lot five all in block one  
hundred & sixty six in Iowa, Dub. Co. according to the approved and official plat

TO HAVE AND TO HOLD THE SAME unto the said Mrs. A. M. Cramond and unto her heirs  
and assigns forever, with all the privileges and appurtenances thereto belonging.

And we, the said J. A. Wakefield and wife Margaret Wakefield for  
ourselves and our heirs, executors, administrators and assigns, covenant with the said Mrs. A. M. Cramond  
her heirs and assigns, that we are lawfully seized in fee of the aforementioned premises; that they are free from all incumbrances; that we have good  
right to sell and convey the same to the said Mrs. A. M. Cramond as aforesaid; and that we  
will and our heirs, executors, and administrators shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever.

And I, the said Margaret Wakefield wife of the said J. A. Wakefield  
for and in consideration of the said sum of money, do hereby release and quit-claim, transfer and relinquish unto the said Mrs. A. M. Cramond  
and her heirs and assigns, all my right or possibility of dower in or to said lands.

The foregoing conveyance is on conditions: That, whereas, the said J. A. Wakefield and Margaret Wakefield his wife  
are justly indebted to the said Mrs. A. M. Cramond in the sum of  
Twenty six hundred DOLLARS, for borrowed money, evidenced by  
two notes dated Nov. 2-1906 one due Nov. 2-1907 the other due Nov. 2-1908 each note \$300.00 9% from date

Now, if the said J. A. Wakefield or his wife shall pay or cause said notes to be paid,  
with interest, according to the tenor and effect thereof, then this instrument to be null and void; otherwise to remain in full force and effect.

And it is hereby further stipulated that during the continuance of this instrument in force, the said J. A. Wakefield or his wife  
shall at all times keep all taxes fully paid, as required by law, and shall keep the buildings on said premises insured against loss or damage by fire and tornado in the sum of not less  
than \$1,000.00 loss, if any, payable to the said Mrs. A. M. Cramond as his interest may appear.

And it is further hereby agreed, that in case the said J. A. Wakefield or his wife shall make default in  
payment of taxes or of keeping said building insured as aforesaid, then the said Mrs. A. M. Cramond  
or his legal representative, may pay such taxes, and effect such insurance, and the amount necessarily expended therefor, with interest at 9 per cent. per annum  
from the date of such expenditure until repaid shall be considered a sum, the repayment of which is intended to be hereby secured. And we hereby waive all rights of appraisal  
or redemption to which we are entitled under the Acts of the Legislature, approved March 17, 1879, and March 17, 1883, respectively.

And if default be made in payment of the sum hereby secured at maturity, or when the same or either of them becomes due and payable, then the said grantee, or  
his assign, agent or attorney, shall have power to sell said property at public sale, to the highest bidder, for each, in Iowa, Dub. Co.

public notice of the time and place of said sale having first been given 30 days, by advertising  
in some newspaper published in said Western District or by printed or written handbills posted up in  
public places in said city; at which sale the said grantee or assignee may bid and purchase as any third person might do; and we hereby authorize the said grantee or assignee to  
convey said property to any one purchasing at the said sale, and the recitals of his deed of conveyance shall be taken as prima facie true, and the proceeds of said sale shall be  
applied, first, to the payment of all costs and expenses attending said sale; second, to the payment of said debt and interest; and the remainder, if any, shall be paid to said grantors.

Witness our hands on this 16th day of March A. D. 1907

J. A. Wakefield

Margaret Wakefield

Seal

Seal

## ACKNOWLEDGMENT.

UNITED STATES OF AMERICA, } ss.

Western District On this 16th day of January A. D. 1907, before  
Samuel P. McBurney Notary Public within and for the above  
only commissioned and acting, appeared in person J. A. Wakefield

to me personally well known as the person whose name appears upon the within and foregoing deed of conveyance as the part grantor, and stated to me that he  
had executed the same for the consideration and purposes therein mentioned and set forth as his free voluntary act and deed, and I do hereby so certify.

And I further certify that on the same day voluntarily appeared before me Margaret Wakefield  
wife of the said J. A. Wakefield the grantor herein, to me well and personally known as the person who  
joined the said J. A. Wakefield in making this conveyance, and in the absence of her said husband stated  
and declared to me that she had of her own free will joined in the execution of the same, and had signed and sealed the relinquishment of dower and homestead therein expressed  
for the purpose and consideration therein contained and set forth, without compulsion or undue influence of her said husband.

In Testimony Whereof, I have hereunto set my hand and seal of office as such Notary Public at the town of Iowa, Dub. Co.  
the day and year last above written.

(SEAL) My commission expires June 11 A. D. 1910

Iowa, Dub. Co.

Samuel P. McBurney

Notary Public.

Filed for record Jan. 16, 1907, at 2 30 o'clock P. M.

Chas. Linton  
Deputy Clerk and Ex-Officio Recorder.