

Town Lot Deed Record, No. 29, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES, IOWA

Mary Ann Morgan, Widow
TO
Alma C. Rooney
2197
Filed for Record on this 5 day of April A. D. 19 40
at 3:50 o'clock P. M.
Pearl E. Shetterly
Recorder.
Deputy.
Recording Fee \$.50 ✓

KNOW ALL MEN BY THESE PRESENTS, That Mary Ann Morgan, widow,
of the County of Madison and State of Iowa
in consideration of the sum of One Thousand & 00/100 - -- (\$1,000.00) -- DOLLARS,
in hand paid by Alma C. Rooney
of Madison County, State of Iowa do hereby sell and convey unto the said
Alma C. Rooney
the following described premises situated in the County of Madison, and State of Iowa, to-wit:
Lot Five (5) in Block Two (2) of Jones' Addition
to the Town of Winterset, Madison County, Iowa.

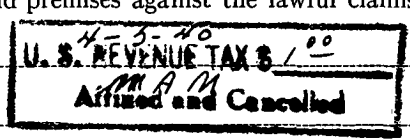
This conveyance is made to fulfill a Contract, dated April 16th, 1937, for the sale of the
above described real estate, wherein the Grantor herein executed the same as Mrs. Mary
Morgan, and the Grantee herein, who was vendee in said Contract, executed the same as
Mrs. Alma Eslinger; said Contract being recorded on Page 122 of Mortgage Record 88
of the Records of the County Recorder of Madison County, Iowa; and that since the
making of said Contract said vendee has married and is now Alma C. Rooney; and

The Grantor herein further states that she is one of the Grantees in the Deed executed
by C. D. Danforth and wife, Pearl A. Danforth; said Deed being recorded on Page 624
of Deeds Record 22 of the Records of the County Recorder of Madison County, Iowa; the
Grantees in said Deed being Benjamin Morgan and Mary Ann Morgan; and that
the Grantor herein is the surviving spouse and sole devisee of said Benjamin
Morgan, deceased, late of Madison County, Iowa.

The covenants of warranty in this Deed relate back to the date of said Contract.

And I hereby covenant with the said Alma C. Rooney
that I hold said premises by good and perfect title; that I have good right and lawful authority to sell and convey the same;
that they are free and clear of all liens and incumbrances whatsoever.

And I covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.



And the said hereby relinquishes her
right of dower in and to the above described premises.

Signed this 5th day of April A. D. 19 40
In Presence of
Frances Allgeyer
Bennie Frederick
Mary Ann Morgan

STATE OF IOWA, Madison COUNTY, ss.
On this 5th day of April A. D. 1940, before me, the undersigned,
a Notary Public within and for Madison County, State of Iowa, personally came
Mary Ann Morgan, widow



personally to me known to be the identical person whose name is affixed to the above instrument as grantor
and acknowledged the execution of the same to be her voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
seal on the date last above written, at Winterset, Iowa.
H. J. Guisher
Notary Public in and for said County.