

Town Lot Deed Record, No. 32

A. Gaspari #420 Filed for record the 29 day of January
 To A. D. 1948 at 3:05 o'clock P. M.
 Fee \$1.00
 E. S. & Bessie Deardorff Wilma M. Wade, Recorder
WARRANTY DEED Vesting Title in Survivor

KNOW ALL MEN BY THESE PRESENTS: That I, A. Gaspari, widower, unmarried, of Madison County, Iowa, in consideration of the sum of Eighteen Thousand Five Hundred (\$18,500.00) Dollars, in hand paid by E. S. Deardorff and Bessie Deardorff, husband and wife, of Madison County, Iowa, do hereby grant, bargain and convey and confirm unto said E. S. Deardorff and Bessie Deardorff, as joint tenants, with the right of survivorship, and not as tenants in common, the following described real estate, situated in the City of Winterset, in the County of Madison and State of Iowa, to wit:

The South One-third of Lot Seven (7), in Block Eighteen (18) of the Original Town Plat of the City of Winterset, Iowa, subject to provisions for stairway and stairs concerning that part of said Lot Seven (7) as is bounded and described as follows: Commencing at a point in the East line of said Lot Seven (7), 18 feet North of the Southeast corner of the same, and running thence West parallel with the South line thereof 25 feet, thence North parallel with the said East line 4 feet, thence East parallel with said South line 25 feet to the said East line, and thence South along the said East line 4 feet to the place of beginning, being 4 feet front and 25 feet back, such stairway and stairs to be for the use and benefit of the two parts of said lot on either side of the same, and also subject to provisions for alley in a strip of ground 16 feet wide off the west end thereof, as shown by deed recorded at Page 11 of Town Lot Deed Record 4 of Madison County, Iowa, records;

and
 The North One-third of Lot Eight (8), in Block Eighteen (18) of the Original Town Plat of the City of Winterset, Iowa, together with all rights, title and interests and privileges and easements and rights of way in and to a passage and stairway and area or landing and hall and passage way as described and referred to in a deed from C. D. Bevington and wife, Eliza, to Tillie J. Ritzer, recorded in Town Lot Deed Record 2 of Madison County, Iowa, records, at Page 511, and all rights of use in and to the same, and all rights, title and interests and privileges and easements and rights of way provided by said deed in favor of said North One-third (1/3) of Lot Eight (8), in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, and the owners thereof and the occupants thereof, and any and all other rights, privileges, easements, rights of way, appurtenances and hereditaments belonging to or running with said premises, but excepting the West Sixteen (16) feet of said North One-third (1/3) of Lot Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, which West Sixteen (16) feet portion has heretofore been conveyed and is now used for an alley;

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand of the said grantor, whatsoever, of, in or to the same, or any part thereof, except that said premises are subject to the existing lease rights of Graham Dept. Stores Co. and W. C. Krabiell, and the grantees accept said premises subject to the same, and except that grantees take said premises subject to the last half of the taxes of 1947, payable in 1948; grantor assigns to grantees all landlord's rights in said leases.

U.S. DEPT. OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 1948-1948
 Afford and Cancelled

It is the intention of all parties hereto, that in the event of the death of either of said grantees, the entire fee simple title to the real estate described herein shall vest in the surviving grantee;

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To have and to hold the above described premises, with the appurtenances, unto the said grantees as joint tenants, with the right of survivorship, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and the grantor named herein for him and his heirs, executors and administrators, does covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that he is lawfully seized of said premises, and that they are free from incumbrance except as stated herein, and that the said grantor has good right and lawful authority to sell the same, and that he will and his heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein. This deed is in fulfillment of contract at Page 63 of Deed Record 32 of Madison County, Iowa, records.

In Witness Whereof, I have hereunto set my hand this 10th day of January, 1948.

A Gaspari

State of Iowa, Madison County,) SS:

On this 10th day of January, 1948, before me, Daniel J. Gallery, a Notary Public in and for the County of Madison, State of Iowa, personally appeared A. Gaspari, widower, unmarried, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

In Witness Whereof, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

Daniel J. Gallery Notary Public
in and for Madison County, Iowa

