

H.R. Johnston

#4128

To

Fee \$.50 ✓

Everett and Bula Beal

Filed for record the 20 day of
October A.D. 1936 at 4:45 o'clock
P.M.Valda C. Bishop, Recorder
Pearl E. Shetterly, Deputy

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT H.R. Johnston, of the County of Madison and State of Iowa, in consideration of a full release and satisfaction by C.L. Ditto, Receiver of The Citizens National Bank of Winterset, Iowa, of his certain judgment against the said H.R. Johnston in the amount of \$143.05 with interest and costs, dated Aug. 14, 1935, and appearing of record at page 489 of Transcript Judgment Docket 13, in the office of the Clerk of the District Court of Madison County, Iowa, to be obtained by Everett Beal and Bula Beal, of the County of Madison and State of Iowa, do hereby sell and convey unto the said Everett Beal and Bula Beal, husband and wife, the following described premises situated in the County of Madison and State of Iowa, to-wit:

THE SOUTH HALF ($\frac{1}{2}$) OF LOTS SEVEN (7) AND EIGHT (8), IN BLOCK
TWO (2), OF PITZER & KNIGHT'S ADDITION TO THE CITY OF WINTERSET, IOWA.

And I hereby covenant with the said Everett Beal and Bula Beal 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 save and except

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the general taxes thereon for the year 1935 payable in 1936, and an Old Age Assistance lien in the amount of \$64.00, and a mortgage thereon to Home Owners' Loan Corporation in the original amount of \$771.20 recorded in Mortgage Record 87 at page 46, of Madison County, Iowa, records.

And I covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever except as against said taxes, Old Age Assistance lien and mortgage, which the grantees herein assume and agree to pay.

And the said H.R. Johnston has no spouse to hereby relinquish right of dower in and to the above described premises. Signed this 16th day of September, A.D. 1936.

H.R. Johnston

State of Iowa, Madison County, ss.

On this 16th day of September, A.D. 1936, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came H.R. Johnston (a widower and single), 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 his 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.



H.C. Fosher
Notary Public within and for said county.