

Madison County, Iowa

G.B. Rankin, et al

#2154

Filed for record the 10 day of
May A.D. 1937 at 9:00 o'clock
A.M.

To

Fee \$.60 ✓

Valda C. Bishop, Recorder
Pearl E. Shetterly, Deputy

Earl Holmes

W A R R A N T Y D E E D

KNOW ALL MEN BY THESE PRESENTS:

That we G.B. Rankin and his wife Opal Rankin; and Geraldine E. Nicoson and her husband Sam Nicoson of the County of Madison and State of Iowa in consideration of the sum of Nine Hundred Dollars in hand paid by Earl Holmes of Madison County, State of Iowa do hereby SELL AND CONVEY unto the said Earl Holmes the following described premises situated in the County of Madison and State of Iowa, to-wit:

MATT PARROTT & SONS CO., WATERLOO, IOWA D38740

Commencing at a point 60 feet East and 68 feet North of the Southeast corner of Lot 22 in Block 8 of the Original Town of Ego (now Truro), Madison County, Iowa, and running thence East 109½ feet, thence North to the Southerly boundary line of the C.B. & Q.R., thence in a Northwesterly direction along said line of said Railroad to the East line of Railroad Street in the said town of Truro thence South to the point of beginning.

5/18/37
U.S. REVENUE TAXES .50
Affixed and Cancelled

And we hereby covenant with the said Earl Holmes that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all lines and incumbrances whatsoever.

And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, And the said Opal Rankin and Sam Nicoson hereby relinquishes her right of dower in and to the above described premises.

Signed this 19th day of February A.D.1937.

Opal Rankin G.B. Rankin
Geraldine Nicoson Sam Nicoson

STATE OF IOWA, Madison County SS.

On this 19 day of Feb. A.D.1936, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Sam Nicoson 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.

(NOTARIAL SEAL)
.....

Charles Larson
Notary Public Within and For Said County

STATE OF IOWA, Madison County.

On the 24 day of Feb. A.D.1937, before the undersigned, a Notary Public in and for said County, came Opal Rankin & G.B. Rankin-Geraldine Nicoson to me personally known to be the identical persons whose name are subscribed to the foregoing mortgage as makers thereof, and acknowledged the execution of the same to be their voluntary act and deed.

WITNESS my hand and Notarial Seal, this day and year last above written.

NOTARIAL
SEAL

Arthur Purvis Notary Public in and for
Madison County.