

Deed Record No. 70, Madison County, Iowa

James Breakenridge

#537

Filed for Record the 7 day of March
A. D. 1932 at 4:36 o'clock P. M.,

to

No Fee

Mildred E. Knott, Recorder

State of Iowa

EASEMENT
FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS:

That James Breakenridge, Widower of Madison County, State of Iowa, in consideration of the sum of Two Hundred and Forty-Five and 25/100 (\$245.25) DOLLARS in hand paid by Iowa State Highway Commission, do hereby sell and convey unto the STATE OF IOWA, for road purposes and for use as a Public Highway, the following described premises situated in the County of Madison State of Iowa, to-wit:

Commencing at the S.W. Corner of Section 35, T76N, R29W, Thence North 43.0 ft., thence East 22.0 ft. to the point of beginning:-
thence North 22.0 ft., thence S. 87° 27' E. 718.7 ft., thence West 260.0 ft., thence N. 86° 40' W. 172.3 ft., thence West 286.0 ft. to the point of beginning, containing 0.18 Acres, more or less.

ALSO:- Commencing at the South $\frac{1}{4}$ Corner of Section 35, T76N, R29W, thence North 33.0 ft. to the point of beginning:-

Thence West 1312.0 ft., thence North 27.0 ft., thence East 1312.0 ft., thence South 27.0 ft. to the point of beginning, containing 0.81 Acres, more or less.

NOTE:- The South line of said Section 35 is taken as true East

and I hereby covenant with the said STATE OF IOWA that I am lawfully seized of said premises; that they are free from incumbrance with the exception of a mortgage for \$16,000.00 to Federal Land Bank of Omaha that I have good and lawful authority to sell and convey the same, and I do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever,

Signed this 13th day of May A. D. Nineteen Hundred and Thirty-One

James Breakenridge

Deed Record No. 70, Madison County, Iowa

STATE OF IOWA,)
) SS.
 MADISON COUNTY,)

On this 13th day of May A. D. 1931, before me Dorothy Gillespie a notary public in and for Madison County, State of Iowa personally appeared James Breakenridge to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

(NOTARIAL SEAL)

Dorothy Gillespie
 Notary Public in and for said County.

PARTIAL RELEASE FORM

FOR VALUABLE CONSIDERATION, THE FEDERAL LAND BANK OF OMAHA, of Omaha, State of Nebraska, hereby releases the lien of the mortgage executed by James Breakenridge bearing date the 3 day of March, 1925, and recorded in Madison County, State of Iowa, in Book 63 of Mortgages, Page 625 on the 5 day of March, 1925, at 11 o'clock, and 45 minutes, A. M., on the tract of land being a part of the land described in said mortgage described as follows:

Commencing at the southwest corner of Section 35, Township 76 North, Range 29 West of the 5th Principal Meridian, thence North 43.0 feet, thence East 22.0 feet to the point of beginning, thence North 22.0 feet, thence South 87° 27' East 718.7 feet, thence West 260.0 feet, thence North 86° 40' West 172.3 feet, thence West 286.0 feet to the point of beginning, containing 0.18 Acres, more or less
 ALSO:- Commencing at the South $\frac{1}{4}$ Corner of Section 35, T76N, R29W, thence North 33.0 ft. to the point of beginning:-
 Thence West 1312.0 ft., thence North 27.0 ft., thence East 1312.0 ft., thence South 27.0 ft. to the point of beginning, containing 0.81 Acres, more or less.

NOTE:- The South line of said Section 35 is taken as true East.

and I hereby covenant with the said STATE OF IOWA that I am lawfully seized to said premises; that they are free from incumbrance with the exception of a mortgage for \$16,000.00 to Federal Land Bank of Omaha. that I have good and lawful authority to sell and convey the same, and I do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever,

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James Breakenridge

STATE OF IOWA,)
) SS.
 MADISON COUNTY,)

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 ALSO commencing at the south quarter corner of said Section 35, thence North 33.0 feet to the point of beginning, thence West 1,312.0 feet, thence North

MATT PARROTT & SONS CO., WATERLOO, IOWA B51937

said mortgage to remain in full force and effect insofar as the other lands described in said mortgage are concerned.

STATE OF NEBRASKA,)
) SS.
COUNTY OF DOUGLAS)

**NOTARIAL
SEAL**

R. L. Staple
Notary Public