

## Deed Record, No. 82, Madison County, Iowa

Ernest I & Florence E. Sargent #5520 Filed for record the 24 day of December  
 To A. D. 1947 at 11:48 o'clock A. M.  
 Fee \$ .50  
 J. J. Kirsch Wilma M. Wade, recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That ERNEST I. SARGENT of Polk County and State of Iowa, in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, in hand paid by J. J. KIRSCH, of Madison County and State of Iowa, do hereby SELL AND CONVEY unto the said J. J. Kirsch, the following described premises, situated in the County of Madison and State of Iowa, to-wit:

That part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) described as beginning at the point where the South line of the North Half of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) intersects the public highway as now established and travelled Northeasterly and Southwesterly across said Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), thence Northeasterly along the center line of said public highway to the North line of Section 10, thence Easterly to the Northeast corner of said section, thence South along the East line of said section to the Southeast corner of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), thence West to the Southwest corner of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), thence North along the West line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) to the said South line of the North Half of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), thence East along said South line of the North half of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) to the point of beginning; the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ); the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), except that part thereof lying West of the center of the public highway as originally established and travelled across said ten acre tract; and all that part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) lying on the North side of Clanton Creek and containing five acres more or less; all in Section 10 in Township 74 North, Range 27, West of the 5th P. M., Madison County, Iowa;

all subject, however, to public roads or highways, easements, exceptions and reservations of coal and mineral heretofore made, if any, and to the present existing lease and rights of tenant, and to the 1947 taxes due in 1948.

And I hereby covenant with the said J. J. Kirsch that I hold said premises by good and

# Deed Record, No. 82, Madison County, Iowa

Acres-Blackmar Co. Burlington. 38000

merchantable title; that I have good right and lawful authority to sell and convey the same; that they are free and clear from all liens and incumbrances whatsoever, except as above stated.

For said consideration, Florence E. Sargent, wife of the said Ernest I. Sargent, does hereby release her dower or distributive share rights and any and all homestead rights in and to the above described premises.

And I covenant to WARRANTY AND DEFEND the said premises against the lawful claims of all persons whomsoever, except as above stated.

Signed the 11th day of December, 1947.



Ernest I Sargent  
Florence E. Sargent

STATE OF IOWA COUNTY OF POLK) SS

On this 11 day of December, A. D. 1947, before me, B A Ferguson, a Notary Public in and for Polk County, Iowa, personally appeared Ernest I. Sargent and Florence E. Sargent, his wife, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



B A Ferguson Notary Public  
in and for Polk County, Iowa.