

Deed Record, No. 82, Madison County, Iowa

Kate Van Maren & hsb. #864 Filed for record the 24 day of February
 To A. D. 1948 at 10:05 o'clock A. M.
 Robert O. McClurg & wife Fee \$.50 **VC**
 Wilma M. Wade, Recorder
WARRANTY DEED-VESTING ENTIRE TITLE IN SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That Kate Van Maren and Harold W. Van Maren, Wife and Husband, of Denver County and State of Colorado in consideration of Thirteen thousand and no/100 DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto Robert O. McClurg and Ethel Mary McClurg (Husband and Wife) as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in the County of Madison and State of Iowa, to-wit:

The Northwest Quarter (N W $\frac{1}{4}$) of the Northeast Quarter (N E $\frac{1}{4}$) of Section Eleven (11) and the West Twenty three (W 23) acres of the South one-half (S $\frac{1}{2}$) of the Southeast Quarter (S E $\frac{1}{4}$) of Section Two (2), all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the Fifth P. M., Madison County, Iowa.

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantors, of, in or to the same, or any part thereof; subject to no exceptions

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

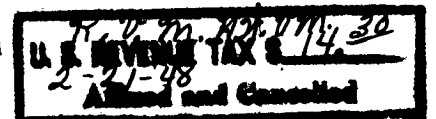
TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and the grantor named herein for themselves and their heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that they are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that the said grantors have good right and lawful authority to sell the same, and that they will and their heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF we have hereunto set our hands this 19th day of February, A. D. 1948

In presence of

Kate Van Maren
 Harold W. Van Maren

CERTIFICATE OF ACKNOWLEDGMENT-Individual



STATE OF Colorado County of Denver ss.

On this 19th day of February A. D. 1948, before me, Mary E. Nelson a Notary Public in and for the County of Denver, State of Colorado, personally appeared Kate Van Maren and Harold W. Van Maren to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their 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.

Mary E. Nelson Notary Public
 in and for Denver County, State of Colorado
 My Commission Expires Jan. 21, 1950

