

Deed Record, No. 78, Madison County, Iowa

ACRES-BLACKMAR CO., BURLINGTON. 23057

C.A.Robbins & wf.

#3081

Filed for record the 15 day of
May A.D.1941 at 10:30 o'clock
A.M.

To

Fee \$ 1.10 ✓

Pearl E. Shetterly, Recorder

Paul A.White et al.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That C.A.Robbins, and E.J.Robbins husband and wife of the County of Madison and State of Iowa in consideration of the sum of(\$2275.) Two Thousand Two Hundred,Seventyfive DOLLARS in hand paid by Paul A.White and Alma R.White of Scott County, and State of Iowa do hereby sell and convey unto the said Paul A. and Alma R.White, an undivided one fifth (1/5) interest in the following described premises situated in the County of Madison and State of Iowa, to-wit:

The Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twelve (12), in Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P.M.

and

The North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Fractional Quarter ($\frac{1}{4}$); the Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$); Lot Six (6) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) and a tract containing one (1) acres, being 8 rods North and South and 20 rods East and West in the Southeast corner of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$), excepting from said Lot 6 and said one acre tract a tract described as follows: Commencing at a point 33 feet West of the Northwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$), running thence South 120 feet, thence East 340 feet to the West line of the public highway, thence in a Northwesterly direction along the West line of said highway to a point where the West line of said highway joins the South line of the public highway running from the

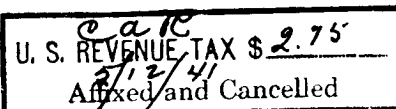
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aforesaid highway in a Southwesterly direction, and thence from said junction point along the South line of said highway running in a Southwesterly direction to a point 170 feet North of the starting point and from thence South to the point of beginning; the West 14 rods and 20 links of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), excepting therefrom the North 20 rods and 7 links thereof; Lot Seven (7) and Eight (8) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$), and that part of Lot Five (5) of said Southeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) described as follows: Commencing at a point on the South line of said Lot 5, 45 rods West of the Southeast corner of said Northwest Fractional Quarter ($\frac{1}{4}$), running thence West along the South line thereof to the Southwest corner of said Lot 5, thence North, 44° East, 38 rods and 19 links, thence North, 25° East, 3 chains, thence in a Southerly direction to the place of beginning; Lot Four (4) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$), and all that part of said Lot Five (5) West of the West line of said Lot 4 and East of the East line of Lot Three (3) of said Southeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) which lies North of the public highway; and Lot One (1) of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) except a tract described as follows: Commencing at the Northeast corner of said Northeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$), running thence South 330 feet, thence West 257.7 feet, thence North, 50° 45' West, 357.7 feet, thence North, 27° East, 116.5 feet, to the North line of said fractional forty-acre tract, thence East on said line 451.8 feet to the place of beginning, and except a tract described as follows: Commencing at a point 481 feet West of the Northeast corner of said Northeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$), thence South, 39° West, 594 feet, thence South, 29° West, 330 feet, thence South, 41° East, 330 feet, thence South, 37° East, 257.4 feet, thence East 135 feet, thence North, 28° West, 700 feet, thence North, 25° East, 230 feet, thence North, 27° East, 585 feet to the place of beginning; all in Section Seven (7), in Township Seventy-five (75) North, of Range Twenty-seven (27) West of the 5th P.M., subject to the agreement entered into between J.M. Robbins and the City of Winterset which is recorded in Miscellaneous Record 19, at page 40, and excepting that part of said real estate conveyed to the State of Iowa for road purposes and for use as a public highway, more particularly described in the conveyance thereof which is recorded in Deed Record 57, at page 562, and containing 5.6 acres, more or less.

The intention being to convey, all my right, title and interest, as an heir at law of J.M. Robbins, deceased.

TO HAVE AND TO HOLD the premises above described, with all the appurtenances unto the said Paul A. and Alma R. White their heirs and assigns forever; and Grantors do hereby covenant with the said Paul A. and Alma R. White that they are lawfully seized of said premises; that they are free from incumbrance except the life estate, of the widow of said J.M. Robbins, and except the Water rights held by City of Winterset above mentioned that they have good right and lawful authority to sell and convey the same; and Grantors do hereby covenant to warrant and defend the title to said real estate, and appurtenances thereto belonging, against the lawful claims of all persons whomsoever, except tenant in possession, whose lease expires March 1st 1942 and E.J. Robbins hereby relinquishes all her right of dower, rights of distributive share and all other rights under the Homestead Laws of the State of Iowa in and to the above described premises.

Signed the 12th day of May A.D. 1941



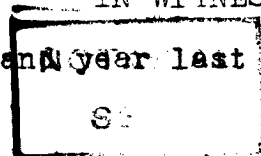
C.A. Robbins
E.J. Robbins

CERTIFICATE OF ACKNOWLEDGMENT-Individual

STATE OF IOWA, County of Madison ss.

On this 12 day of May A.D. 1941, before me a Notary Public in and for the County of Madison, State of Iowa, personally appeared C.A. Robbins, and E.J. Robbins, husband and wife, 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.



S.A. Hays
Notary Public in and for Madison County,
State of Iowa