

Deed Record, No. 78, Madison County, Iowa

Schoeneman Bros. Company

#3197

Filed for record the 21 day of
May A.D. 1941 at 9:35 o'clock
AM.To
Grace E. Blake, et al

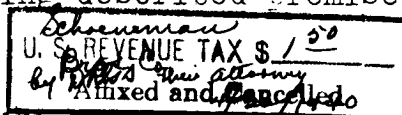
Fee \$.60 ✓

Pearl E. Shetterly, Recorder

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Schoeneman Bros. Company, a corporation, organized and existing under the laws of the State of Iowa, with its central office in Hawarden, in the County of Sioux, and the State of Iowa, in consideration of the sum of ONE THOUSAND (\$1,000.00) DOLLARS, in hand paid by Grace E. Blake, De Loss Grout, Elsie Alexander and Ray Grout of Madison County, State of Iowa, and the release and discharge of Schoeneman Bros. Company of any and all liability for Court costs and expenses in the cases of Grace Blake and De Loss Grout vs. Ray Grout et al, No. 16720 Equity, and Schoeneman Bros. Company vs. W.F. Grout et al, No. 16520 Equity, and Loe C. Percival vs. W.F. Grout et al, No. 16472 Equity, all in Madison County, Iowa, District Court, do hereby SELL AND CONVEY unto the said Grace E. Blake, De Loss Grout, Elsie Alexander and Ray Grout all its right, title and interest in and to the following described premises situated in the County of Madison and State of Iowa, to wit:



North Fractional Half of Northwest Quarter (N. 1/2 of N.W. 1/4) and the North One-Fourth (N. 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Three (3), Township Seventy-Five (75) North, Range Twenty-Seven (27) West of the 5th P.M., and Twenty-two (22) acres off the south side of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Seventy-Six (76) North, Range Twenty-Seven (27) West of the 5th P.M., except about three (3) acres more or less of said tract which lies West of the center of the channel of Middle River, containing in all One Hundred Seven (107) acres.

And said corporation covenants with said grantees that it has good right and lawful authority to sell and convey the same.

And it covenants to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, claiming by, through, or under it, but to that extent only.

There is no dower right to be relinquished.

Signed this 19, day of April, 1940.

By Chester C. Schoeneman Sec'y.
(Corporate Seal)

Schoeneman Bros. Company, a corporation,
By F. B. Schoeneman, President of
Schoeneman Bros. Company, a corporation.

STATE OF IOWA Sioux County)ss

On this 19th day of April, 1940, before me, W.S. Weaver, a Notary Public in and for Sioux County, Iowa, personally appeared F.B. Schoeneman, and Chester C. Schoeneman, to me personally known, who being by me duly sworn, did say that he, F.B. Schoeneman, is the President of the Schoeneman Bros. Company, and Chester C. Schoeneman, is the Secretary of Schoeneman Bros. Company, a corporation organized and existing under the laws of the State of Iowa, with its central office at Hawarden, Iowa, that they executed the above and foregoing instrument as president and secretary of said corporation, that the seal affixed to said instrument is the seal of said Schoeneman Bros. Company, a corporation-- and that said instrument was signed and sealed on behalf of the said corporation, Schoeneman Bros. Company, by authority of its board of directors, and the said F.B. Schoeneman, president, and Chester C. Schoeneman, Secretary, as aforesaid, acknowledged the execution of the said instrument to be the voluntary act and deed of the said corporation, by it voluntarily executed.

Witness my hand and notarial seal this 19th day of April, 1940.

W.S. Weaver
Notary Public in and for Sioux County, Iowa