

Deed Record, No. 78, Madison County, Iowa

ACRES-BLACKMAR CO., BURLINGTON, 23057

Grace Wight Gemmill & Husb

To

Paul A.& Alma R.White

#3270

Fee \$ 1.10✓

WARRANTY DEED

Filed for record the 24 day
of May A.D.1941 at 10:45
o'clock A.M.

Pearl E. Shetterly, Recorder

KNOW ALL MEN BY THESE PRESENTS, That We, Grace Wight Gemmill and Lynn Gemmill, wife and husband
of the County of State of Montana in consideration of the sum of Two Thousand and no/100
(\$2000.00) DOLLARS in hand paid by Paul A. and Alma R.White of Scott County, and State of Iowa
do hereby sell and convey unto the said Paul A.White and Alma R.White, an undivided one-fifth
(1/5) interest in the following described premises situated in the County of Madison and State

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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) acre, 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 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; Lots 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 Five (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 Four (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, $50^{\circ} 45'$ 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, 730 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 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.White and Alma R.White and their heirs and assigns forever; and Grantors do hereby covenant with the said Paul A.White 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 there-to belonging, against the lawful claims of all persons whomsoever; except tenant in possession, whose lease expires March 1st, A.D.1942, and Lynn Gemmill hereby relinquishes all his right of dower, rights of distributive share and all his rights under the Homestead Laws of the State of Iowa in and to the above described premises.

Signed the 14th day of May A.D.1941.

Grace Wight Gemmill
Lynn Gemmill

CERTIFICATE OF ACKNOWLEDGMENT- Individual

STATE OF MONTANA County of ss.

On this 14 day of May A.D.1941, before me, R.P.Ross a Notary Public in and for the County of Big Horn, State of Montana, personally appeared Grace Wight Gemmill to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the

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day and year last above written.

R P Ross
Notary Public in and for Big Horn County,
State of Montana
Notary Public, for the State of Montana Residing at Hardin, Montana
(Notarial Seal) My Commission Expires June 6, 1942

STATE OF MONTANA, County of Yellowstone)ss:

On this 19th day of May A.D.1941, before me, Edwin L Fenton a Notary Public in and for the County of Yellowstone, State of Montana, Personally appeared Lynn Gemmill to me known to be the identical person named in, and who executed the foregoing instrument, and acknowledged that he executed the same as his 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.



Edwin L Fenton
Notary Public in and for Yellowstone County,
State of Montana.
Notary Public in and for the state of Montana, residing at
Laurel, Mont. My commission expires May 22, 1942