

Deed Record, No. 78, Madison County, Iowa

The Travelers Insurance Company

#3780

Filed for record the 23 day of
June A.D. 1941 at 3:05 o'clock
P.M.

To

Fee \$.70

Fern H. Durfey and Grace Mae Durfey

Pearl E. Shetterly, Recorder
IOWAWARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That The Travelers Insurance Company, a Corporation duly organized and existing under and by virtue of the laws of the State of Connecticut, whose principal place of business is in Hartford County, State of Connecticut, being duly authorized to transact business in the State of Iowa, in consideration of the sum of Seven Thousand, Five Hundred and no/100 DOLLARS (\$7,500.00) in hand paid by Fern H. Durfey and Grace Mae Durfey, of Madison County and State of Iowa, does hereby SELL AND CONVEY unto the said Fern H. Durfey and Grace Mae Durfey the following described premises situated in the County of Clarke & Madison and State of Iowa, to-wit:

The North Half of the Northwest Fractional Quarter ($N\frac{1}{2}NW\frac{1}{4}$) of Section Four (4), Township Seventy-three (73) North, Range Twenty-six (26), West of the 5th P.M., Clarke County, Iowa; and the South Half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$) of Section Thirty-three (33), and the Southwest Quarter of the Southeast Quarter ($SW\frac{1}{4}SE\frac{1}{4}$) of Section Thirty-three (33), except a tract of land described as follows: Commencing at the North-

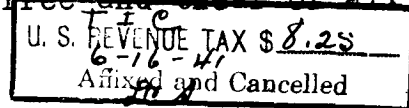
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ACRES-BLACKMAR CO., BURLINGTON, 23057

east corner of said 40 acre tract, running thence West 40 rods, thence South to the middle of South River, thence down said river to the East line of said 40 acre tract, thence North to place of beginning, all in Township Seventy-four (74) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

This deed is delivered pursuant to and in full satisfaction of a Land Contract between the parties hereto, dated September 16, 1939, recorded September 30, 1939 in Book 27, page 657 of the records of Clarke County, and recorded October 6, 1939 in Book 77, page 170 of the records of Madison County, and the warranties herein contained extend to September 16, 1939 only; and As a part of the above recited consideration, and simultaneously with the delivery of this deed, the grantees herein are executing and delivering to the grantor herein a first lien purchase money mortgage, in the principal sum of \$5,500, and this deed is subject to said mortgage; and The grantor herein also excepts and reserves from this conveyance any and all fixtures and/or personal property which may be owned or claimed by any person or persons other than the grantor herein; and this deed is subject to current agricultural lease, also subject to any and all mineral leases and mineral grants of record, also subject to any and all easements and rights-of-way of record and/or those now in existence and in use upon the property, also subject to all unpaid bonded or certificate indebtedness for drainage, also subject to unpaid taxes and assessments as follows: The grantees assume and agree to pay the taxes assessed for the year 1940, payable in the year 1941, and all subsequent general taxes; and to pay any and all instalments on special assessments from and after January 1st, 1940, as the same shall become due and payable; also subject to all roadways and highways and the rights of the public therein, whether established by grant in fee, or by grant by way of easement, or by use; and subject to all easements and rights of way of any nature;

And the said Corporation hereby covenants with the said Fern H. Durfey and Grace Mae Durfey that it holds said premises by good and merchantable title, that it has good right and lawful authority to sell and convey the same, and that they are free and clear of all liens and incumbrances whatsoever, except as above stated.



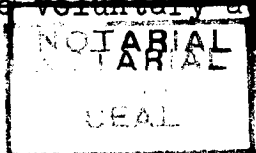
And the said Corporation hereby covenants to WARRANT AND DEFEND the title to the said premises against the lawful claims of all persons whomsoever, except as above stated.

In Witness Whereof the said Corporation has caused these presents to be signed and attested this 14th day of February, 1941.

(Corporate Seal)
 THE TRAVELERS INSURANCE COMPANY
 By H A Giddings Vice-President
 Attest: B.T.Bent
 (B.T.Bent) Secretary

STATE OF CONNECTICUT)
 COUNTY OF HARTFORD) ss:

On this 14th day of February, A.D., 1941, before me, F.C. Smith, a Notary Public in and for Hartford County, Connecticut, personally appeared H.A. Giddings, to me personally known, who being by me duly sworn did say that he is the Vice-President of the said THE TRAVELERS INSURANCE COMPANY and that the seal affixed to said instrument is the seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said H.A. Giddings acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.



My commission expires January 31, 1944.

F.C. Smith
 Notary Public in and for Hartford County,
 Connecticut