

Deed Record, No. 78, Madison County, Iowa

The Northwestern Mutual Life Insurance Company #4847

To
Ernest and Bernice Ricketts

Fee \$.80✓

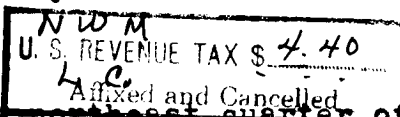
WARRANTY DEED

Filed for record the 28 day of
August A.D.1941 at 3:10 o'clock
P.M.Pearl E. Shetterly, Recorder
S.R.E. No. 6737-Eichner

THIS INDENTURE, Made the 19th day of August, A.D.1941, between The Northwestern Mutual Life Insurance Company, a corporation organized and existing under the laws of Wisconsin, and having its principal place of business at Milwaukee, Wisconsin, party of the first part, and Ernest Ricketts and Bernice Ricketts, his wife, of Booneville, Dallas County, Iowa, parties of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of Four thousand (4,000) dollars, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, hath given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents doth give, grant, bargain, sell, remise, alien, convey and confirm, unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Madison and State of Iowa, to-wit:

The north seventy-five (75) acres of the south half of the ~~the northeast quarter of~~ Section seventeen (17), in Township seventy-seven (77) north, of Range twenty-six (26) west.



Together with all and singular the hereditaments and appurtenances thereto belonging or appertaining, but subject to highways and to restrictions and easements of record, if any; and together with all the estate, right, title, interest, claim or demand whatsoever of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises.

As part of the consideration for this conveyance the parties of the second part have executed and delivered to the party of the first part a purchase money mortgage of even date herewith for Twenty-seven hundred (2700) dollars.

To Have and to Hold the said premises as above described, with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

And the said The Northwestern Mutual Life Insurance Company, for itself, its successors and assigns, hereby covenants to and with the said parties of the second part, their heirs and assigns, that it is well seized of an estate in fee simple in the premises as above described, that it has good right to convey the same and that said premises are free and clear from all incumbrances whatever, except those that may have accrued or become liens on or subsequent to December 23, 1938, and except taxes and special assessments, if any; and the said party of the first part hereby Warrants and Agrees to Defend the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and

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assigns, against any person lawfully claiming the whole or any part thereof, except as to liens or claims not incurred or permitted by it since and including December 23, 1938, and except unpaid taxes and special assessments, if any.

IN WITNESS WHEREOF, said The Northwestern Mutual Life Insurance Company of Milwaukee, Wisconsin, has caused its corporate seal to be hereunto affixed, and these presents to be executed by F.W.Walker, Vice President thereof, and attested by its Assistant Secretary, the day and year first above written, pursuant to authority duly conferred on such officers by its Board of Trustees.

IN PRESENCE OF
E M Stanton
H.L. McChesney (Corporate Seal)

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THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY
By F.W.Walker Vice President
Attest: H.R.Ricker Assistant Secretary

STATE OF WISCONSIN, County of Milwaukee.)ss.

On this 20th day of August, A.D.1941, before me appeared F.W.Walker and H.R.Ricker, Vice President and Assistant Secretary, respectively, of The Northwestern Mutual Life Insurance Company, who are personally to me known and known to me to be such Vice President and Assistant Secretary and to be the same persons who, as such officers, executed the foregoing instrument of writing in the name of said corporation and duly and severally acknowledged the execution thereof as the free act and deed of said corporation.

And then and there the said F.W.Walker and H.R.Ricker, being by me first duly sworn, did say, each for himself, that the said F.W.Walker is Vice President and the said H.R.Ricker is Assistant Secretary of The Northwestern Mutual Life Insurance Company, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in its behalf by authority of its Board of Trustees..

NOTARIAL
SEAL

F.J. Glanville
Notary Public, Milwaukee County, Wisconsin.
My Commission expires April 15, 1945.