

Deed Record, No. 78, Madison County, Iowa

Joseph A. Nelson

#4739

Filed for record the 22 day of
August A.D.1941 at 8:23 o'clock
A.M.

To

Fee \$.50 ✓

L.B.Franklin

Pearl E. Shetterly, Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Joseph A. Nelson (Single) of the County of Douglas and State of Nebraska for and in consideration of the sum of One dollar and other valuable considerations Dollars in hand paid does hereby grant, bargain, sell, convey and confirm unto L.B.Franklin of the County of Ramsey and State of Minnesota the following described real estate situated in Madison County, and State of Iowa to-wit:

The southwest quarter (SW $\frac{1}{4}$) of Section twenty six (26) the south one-half (S. $\frac{1}{2}$) of the northeast quarter (NE $\frac{1}{4}$), and the east one-half of the southeast quarter (E $\frac{1}{2}$ of S.E. $\frac{1}{4}$) of Section twenty seven (27); and the northeast quarter of the northeast quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section thirty four (34) all in township seventy four (74), range twenty seven (27) West of the 5th P M.

as surveyed, platted and recorded in said Madison County, Iowa.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging, unto the said grantee and to the heirs and assigns forever.

And I do hereby covenant with the said Grantee and with the heirs and assigns, that I am lawfully seized of said premises; that they are free from encumbrance that I have good right and lawful authority to sell the same; and I do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said Joseph A. Nelson (Single) hereby relinquishes all my rights, title and interest in and to the above described premises.

Signed this 30th day of January, A.D.1941.

In Presence of

E.G.Severin

Joseph A. Nelson

STATE OF NEBRASKA Douglas County)ss. On this 30th day of January, A.D.1941, before me the undersigned W.Whittaker a Notary Public, duly commissioned and qualified for and residing in said county, personally came Joseph A. Nelson (Single) to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be his voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

NOTARIAL
SEAL

W. Whittaker Notary Public.
My Commission expires the 6th day of
June, 1941