

Deed Record, No. 78, Madison County, Iowa

Frank F. Taylor & wife

#1830

Filed for record the 10 day of April
A.D. 1942 at 10:37 o'clock A.M.

To

Fee \$.60

Pearl E. Shetterly, Recorder

Lester D. Powell

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Frank F. Taylor and Bessie S. Taylor, his wife, of the Village of Oak Park, in the County of Cook and State of Illinois, in consideration of the sum of Sixteen Thousand Dollars (\$16,000.00), in hand paid by Lester D. Powell, of Des Moines, Polk County, Iowa, do hereby sell and convey unto the said Lester D. Powell, the following described premises, situated in the County of Madison and State of Iowa, to-wit:

Government Lots Five (5) and Six (6) and the West Forty (40) Rods of Government Lot Seven (7) lying North of Public Highway as located on February 8, 1940 in Section Six (6) and also

Government Lots One (1) Two (2) and Six (6) in Section Seven (7) all being in Township Seventy-seven (77) North, Range Twenty-six (26) West of the Fifth Principal Meridian.

SUBJECT to all taxes levied for the year 1942 and thereafter; to the rights of any tenants under leases existing on December 12, 1941 and to the rights of parties in possession, if any; all installments not due on December 12, 1941 of special taxes, special assessments; ditch and drainage assessments, if any; and to all roads, highways and easements, if any.

Frank F. Taylor reserves and shall retain all crop and cash rentals and United States Government payments accrued and accruing under existing lease with John L. Armstrong, expiring on February 28, 1942.

And the said Grantors, for themselves, their heirs, executors, administrators and assigns, covenant with the said Grantee, his heirs and assigns, that they, the said Grantors, have not made, done or suffered any act or thing whereby the above described premises, or any part thereof, are, or at any time hereafter, shall, or may be impaired, charged, or encumbered in any manner whatsoever; and that they will, and their heirs, executors, administrators and assigns, shall warrant and defend the same to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons claiming by, through, or under them, but against none other.

WITNESS the hands and seals of the said Grantors this sixth day of January, A.D. 1942.

Frank F. Taylor (SEAL)

Bessie S Taylor (SEAL)

STATE OF ILLINOIS COUNTY OF COOK)SS.

BE IT REMEMBERED, That on this 7th day of January, A.D. 1942, before me, A. E. Wilson, a Notary Public, in and for Cook County, Illinois, personally appeared Frank F. Taylor and Bessie S. Taylor, his wife, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

A E Wilson Notary Public,
in and for Cook County, Illinois.
My Commission Expires April 25, 1945

[Handwritten signature]

