

Deed Record, No. 78, Madison County, Iowa

K. H. Rinehart & wife

#3613

Filed for record the 24 day of September
A.D. 1942 at 10:35 o'clock A.M.

Fee \$.60

Pearl E. Shetterly, Recorder

To
Armina BrownellDEED

KNOW ALL MEN BY THESE PRESENTS, That Kenneth H. Rinehart and Harriet Rinehart (his wife) of the County of Madison and State of Iowa, in consideration of the sum of One & 25/100 (\$1.25) Dollars and other good and sufficient consideration in hand paid by Armina Brownell of the County of Madison and State of Iowa, do hereby sell and convey unto the said Armina Brownell the following described premises, situated in the County of Madison and State of Iowa, to-wit:

Commencing at a point 33 rods west of the Northeast corner of the South Half of the Southeast Quarter of Section Thirty-four, in Township Seventy-five North, of Range Twenty-eight West of the 5th P.M., running thence West to the Northwest corner of said 80 acre tract, thence South to the Southwest corner of the North Half of the Northeast Quarter of Section Three, in Township Seventy-four North, of Range Twenty-eight West of the 5th P.M., thence East on the South line of said North Half of the Northeast Quarter in Section Three, in Township Seventy-four North, of Range Twenty-eight West of the 5th P.M., 106 rods, thence in a northeasterly direction to the place of beginning,

To have and to hold the same unto the said Armina Brownell, her successors and assigns forever in fee, upon the trust, nevertheless, to and for the uses, interest and purposes hereinafter described and declared, that is to say upon the trusts to receive the issues, rents and profits of the said premises and to control and manage the premises hereby conveyed and after deductions for necessary repairs, taxes and insurance to apply the net profits and income of the same to the use and benefit of Leonard B. Thrift, Harriet Thrift Rinehart and Kenneth H. Rinehart of Madison County and State of Iowa, during the terms of their natural life, share and share alike, so long as they or either of them shall live, and after the death of said Leonard B. Thrift, Hattie Thrift Rinehart and Kenneth H. Rinehart to convey the same by deed in fee, to the issue of Harriet Thrift Rinehart; in case she, Harriet Thrift Rinehart die without issue living, then and in that event, my said Trustee to convey the same in fee, to the then living heirs at law of James Bertholf, per stirpes, and we hereby covenant with the said Armina Brownell that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same and that they are free and clear of all liens and encumbrances whatsoever.

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And we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

And the said Harriet Thrift Rinehart hereby relinquishes her right of dower in and to the above described premises.

Signed this 8th day of Sept, 1942.

K. H. Rinehart
Harriet T. Rinehart

STATE OF IOWA MADISON COUNTY)SS:

On this 8th day of September, 1942, before me personally appeared Kenneth H. Rinehart and Harriet Rinehart, his wife, to me personally known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed, for the purposes therein specified.

W. T. Guiher Notary Public
in and for Madison County, Iowa.

