

Deed Record, No. 78, Madison County, Iowa

ACRES-BLACKMAR CO., BURLINGTON, 23057

The Northwestern Mutual
Life Insurance Company

To

Elmer S. Jones & wife

#3638

Fee \$1.00

WARRANTY DEED

Filed for record the 28 day of September
A.D. 1942 at 10:25 o'clock A.M.

Pearl E. Shetterly, Recorder

3696 - Merical (160 a.)

THIS INDENTURE, Made the 1st day of September, A.D. 1942, 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 Elmer S. Jones and Stella Jones, his wife, of Earlham, Madison County, Iowa, as joint tenants and not as tenants in common, parties of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of Thirteen thousand six hundred (13,600) 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, release, alien, convey and confirm unto the said parties of the second part, and the survivor of them, his or her heirs and assigns forever, the following described real estate, situated in the County of Dallas and State of Iowa, to-wit:

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The southwest quarter of the southwest quarter of Section thirty-four (34), in Township seventy-eight (78) north, of Range twenty-eight (28) west;

Also that part of the southeast quarter of the southwest quarter of said Section thirty-four (34), bounded and described as follows, viz.: Beginning at the northwest corner of said quarter, running thence east thirty feet; thence southwesterly in a straight line to a point thirty feet south of the northwest corner of said quarter, and thence north to the place of beginning;

Also the following described real estate, situated in the County of Madison and State of Iowa, to-wit:

The north half of the southwest quarter (EXCEPT the right of way of the Chicago, Rock Island and Pacific Railroad Company as the same is now located and constructed over and across said premises, such right of way containing thirty one-hundredths (.30) of an acre, more or less), and the northwest quarter of the northwest quarter of Section three (3), in Township seventy-seven (77) north, of Range Twenty-eight (28) west of the Fifth Principal Meridian;

Also a strip of land forty feet in width, bounded and described as follows: beginning at the southwest corner of the southeast quarter of the northwest fractional quarter of said Section three (3), running thence east forty feet; thence north eighty-two rods; thence west forty feet; thence south eighty-two rods to the place of beginning, containing one (1) acre, more or less

Together with all and singular the hereditaments and appurtenances thereto belonging or appertaining, but subject to restrictions and easements of record, if any, and to public utility and highway easements affecting said premises; 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 a 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 Eighty-five hundred (8500) 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 the survivor of them, his or her 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, and the survivor of them, his or her 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 February 19¹⁹, 1941, 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, and the survivor of them, his or her heirs and 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 February 19, 1941, and except unpaid taxes and special assessments, if any.

IN WITNESS WHEREOF, said The Northwestern Mutual Life Insurance Company at Milwaukee, Wisconsin, has caused its corporate seal to be hereunto affixed, and these presents to be executed by H. D. Thomas, 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 (CORPORATE SEAL) The Northwestern Mutual Life Insurance Company
Gladys Olson By H. D. Thomas Vice President
L A Thurbjornsen Attest: H. R. Ricker Assistant Secretary
STATE OF WISCONSIN, County of Milwaukee.)ss.

On this 3rd day of September, A.D. 1942, before me appeared H. D. Thomas 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.

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And then and there the said H. D. Thomas and H. R. Ricker, being by me first duly sworn, did say, each for himself, that the said H. D. Thomas 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

A C Fiedler
Notary Public, Milwaukee County, Wisconsin.
My Commission expires April 15, 1945