

Deed Record, No. 78, Madison County, Iowa

Helen K. Kelleher et al

#3823

Filed for record the 12 day of October
A.D. 1942 at 9:40 o'clock A.M.

To

Fee \$.70

Pearl E. Shetterly, Recorder
F20321 - KelleherEquitable Life Insurance
Company of IowaWARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that, Helen K. Kelleher, a Widow, and Helen K. Kelleher, Guardian of John Kelleher, Joan Kelleher, Dorothy Kelleher, Dennis Kelleher, Paul Kelleher and Mary Kelleher, Minors of the County of Madison, State of Iowa, in consideration of the release and discharge of the certain real estate mortgage executed by John J. Kelleher and Helen K. Kelleher, Husband and Wife to the EQUITABLE LIFE INSURANCE COMPANY OF IOWA, in the sum of FIFTY-TWO THOUSAND THIRTY DOLLARS (\$52,030.00), which mortgage is recorded in Book 86, Page 77, in the office of the Recorder of Madison County, State of Iowa, and the cancellation and discharge of the indebtedness secured thereby, and other valuable considerations, do hereby sell and convey unto the said EQUITABLE LIFE INSURANCE COMPANY OF IOWA, of Des Moines, Polk County, Iowa, the following described real estate, situated in the County of Madison, and State of Iowa, to-wit:

The North East Quarter of the North West Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$), (Except the North Fourteen (N.14) feet thereof), and the North West Quarter of the North East Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and the South Half of the North West Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Eight (8) and the North Half of the North East Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) and the North Half of the North West Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-Six (36), and the South three-fourths of the West three-fourths (S $\frac{3}{4}$ W $\frac{3}{4}$) of Section Twenty-Six (26) and the North Half of the North East Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) and the North West Quarter of the North West Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-Five (35), Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Except the right of way of the C.R.I. & P. Railway, Containing 800 acres, more or less,

This deed is given by the grantors and accepted by the grantee as an absolute transfer of title to the real estate above described, and is not intended as security in any form.

Possession of the above described real estate to pass to grantee with deed

And we covenant with the said EQUITABLE LIFE INSURANCE COMPANY OF IOWA that hold said premises by good and perfect title; that we have good, right and lawful authority to sell and convey the same; and that the same are free and clear of all encumbrance whatsoever, except the mortgage aforesaid, and unpaid taxes.

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



And the said ----- and each of them, hereby relinquish and release their respective rights

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ACRES-BLACKMAR CO., BURLINGTON. 23057

of dower in and to the above described premises.

Dated this 24 day of September, A.D. 1942.

Helen K. Kelleher
Helen K. Kelleher
Guardian of John Kelleher, Joan Kelleher,
Dorothy Kelleher, Dennis Kelleher, Paul
Kelleher, Mary Kelleher

STATE OF IOWA COUNTY OF MADISON)ss.

On this 24th day of September, A.D. 1942, before me, the undersigned, a Notary Public in and for Madison County, State of Iowa, personally appeared Helen K. Kelleher, a Widow to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

WITNESS my official signature and seal of office at Winterset, Iowa, the day and year last above written.
(Notarial Seal)

Jno.N. Hartley Notary Public
in and for said County and State

STATE OF IOWA COUNTY OF MADISON)ss.

On this 24th day of September, A.D. 1942, before me, the undersigned, a Notary Public in and for Madison County, State of Iowa, personally appeared Helen K. Kelleher, Guardian of John Kelleher, Joan Kelleher, Dorothy Kelleher, Dennis Kelleher, Paul Kelleher and Mary Kelleher, Minors to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

WITNESS my official signature and seal of office at Winterset, Iowa, the day and year last above written.
(Notarial Seal)

Jno. N. Hartley Notary Public
in and for said County and State.

STATE OF IOWA, Madison County, ss In the District Court of said County.

I, Rex V. Johnson Clerk of the District Court in and for said County, do hereby certify that the foregoing deed executed by Helen K. Kelleher Guardian, etc., as stated therein, to the Equitable Life Insurance Company of Iowa having been by the said Guardian returned into Court for approval, and it appearing to the Court that the said Guardian has complied with all the requirements of the law and of this Court in making such sale and conveyance, it was therefore ordered that the said sale and the foregoing deed of conveyance be and the same were on the 22nd day of September 1942, approved by said Court.

WITNESS my hand and seal of said Court hereto affixed this 12th day of October, A.D. 1942.

(DISTRICT COURT SEAL)

COMPALED

Rex V. Johnson Clerk of District Court
By Deputy