

Deed Record, No. 59.

I. Frankel Estate, Inc.) Filed for record the 26th day of May A.D. 1917, at 2:05 o'clock P.M.
to Jeannette E. Beck, Recorder.
Babette Frankel) W.D. Fee, \$.60
2153

Know all men by these presents: That the I. Frankel Estate, Inc., of the County of Polk and State of Iowa, in consideration of the sum of One Dollar (\$1.00) in hand paid by Babette Frankel, of Polk County, Iowa, does hereby sell and convey unto the said Babette Frankel, the following described real estate situated in the County of Madison and State of Iowa, to-wit:

"The South Half ($\frac{1}{2}$) of Section Twelve (12) in Township Seventy-four (74) North, of Range Twenty-nine (29) West of the 5th P.M."; said premises subject to a mortgage in the sum of Twelve Thousand (\$12000) Dollars to the North Western Mutual Life Insurance Company, dated March 30, A.D. 1916; which said mortgage, grantee assumes and agrees to pay.

Also the following described real estate, situated in the County of Madison and State of Iowa, to-wit: "The North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of The Northeast Quarter ($\frac{1}{4}$) of Section One (1) in Township Seventy-four (74), North of Range

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ACRES, BLACKMAR & CO. BURLINGTON — 48648

Twenty-nine (29), West of the 5th P.M. The fractional West Quarter ($\frac{1}{4}$) of Section Thirty-one (31) and the fractional Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty (30) in Township Seventy five (75), North of Range Twenty-eight (28), West of the 5th P.M., and The East Half ($\frac{1}{2}$) of Section Thirty-six (36) in Township Seventy-five (75), North of Range Twenty-nine (29), West of the 5th P.M., containing in all Nine Hundred and Twenty-four (924) acres, more or less, according to the government survey"; subject to a certain mortgage in the sum of Twenty-two Thousand (\$22,000.00) Dollars to the North Western Mutual Life Insurance Company, dated March 30, A.D. 1916, which grantee assumes and agrees to pay.

And the said grantor does hereby covenant with the said grantees that it holds said premises by good and perfect title; that it has good right and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except the mortgages above mentioned; and the said grantor hereby covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as above stated. Dated this 23 day of May, A.D. 1917.

(Corporate seal)

I. Frankel Estate, Inc.
By Manassa Frankel, President
By Anselm Frankel, Secretary.

State of Iowa County of Polk SS. BE IT REMEMBERED: That on this 23 day of May, A.D. 1917, before me personally appeared Manassa Frankel and Anselm Frankel, to me personally known, who being by me duly sworn, did say that they are the president and secretary respectively of the I. Frankel Estate Inc.; that the seal affixed to the foregoing instrument, is the corporate seal of said corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and the said Manassa Frankel and Anselm Frankel did acknowledge said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation, for the purposes as therein expressed.

Witness my hand and official seal, the date last above written.
Orrin E. Dreitzler

Notary Public, Polk County, Iowa.

NOTARIAL
SEAL