

## Deed Record, No. 59.

Anselm Frankel ) Filed for record the 26<sup>th</sup> day of May A.D.1917, at 2 o'clock P.M.  
to Jeannette E. Beck, Recorder.  
I. Frankel Estate, Inc.) W.D. Fee, \$.60  
# 2151

Know all men by these presents: That Anselm Frankel, unmarried, of the County of Polk and State of Iowa, in consideration of the sum of One Dollar: (\$1.00) in hand paid by the I. Frankel Estate, Inc., of Polk County, Iowa, does hereby sell and convey unto the said I. Frankel Estate, Inc. 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 Twentynine (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 Twentynine (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) 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 grantee that he holds said premises by good and perfect title; that he had 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 23rd day of May, A.D.1917.

Anselm Frankel.

State of Iowa County of Polk SS. BE IT REMEMBERED that on this 23<sup>rd</sup> day of May, A.D.1917, before me a Notary Public in and for said county and state, personally appeared Anselm Frankel, unmarried, personally known to me to be the identical person whose name is affixed to the foregoing instrument as grantor, and acknowledged the execution of the same to be his voluntary act and deed, and for the purpose as therein expressed.

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

Orrin E. Dreitzler

Notary Public, Polk County, Iowa.

NOTARIAL  
SEAL