

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7859

The Northwestern Mutual Life Insurance Company	#1484	Filed for record the 7 day of March A.D. 1939 at 10:25 o'clock A.M.
To		Pearl E. Shetterly, Recorder
Joseph A. King & wife	Fee	
	<u>WARRANTY DEED</u>	

THIS INDENTURE, Made the 11th day of January, A.D. 1939, 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 Joseph A. King and Helen M. King, his wife, of Norwalk, Warren 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 Thirty-five hundred (3500) 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 Warren and State of Iowa, to-wit:

The South sixty (60) acres of the north half of the southwest fractional quarter of Section thirty (30), in Township seventy-seven (77) north, of Range twenty-five (25) west of the Fifth Principal Meridian;

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

The northeast fractional quarter of the southeast Quarter of Section twenty-five (25), in Township Seventy-seven (77) north, of Range twenty-six (26) west of the Fifth Principal Meridian, containing thirty-nine and fifty-six one-hundredths (39.56) acres, more or less.

U. S. REVENUE TAX \$ 3.20
NW M & INS Co
3-3-39

Together with all and singular the hereditaments and appurtenances thereto belonging or appertaining, but subject to highways and to restrictions and easements of record, if any;

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and together with all the estate, right, title, interest, claim of 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.

The party of the first part hereby reserves possession of the above described premises and all rents and profits accruing therefrom until March 1, 1939.

As 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 ~~the~~ ^{hundred} Twenty-three/(2300) 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 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 instalments of special assessments, if any, falling due in the future.

The party of the first part hereby agrees to pay taxes on the premises for the year 1938.

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.
(Corporate Seal)

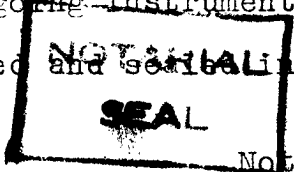
In presence of
M. Kiekhofer
L. Schabarum

The Northwestern Mutual Life Insurance Company
By H. D. Thomas Vice President
Attest R. L. Armstrong Assistant Secretary

STATE OF WISCONSIN, County of Milwaukee)ss:

On this 17th day of January, A.D. 1939, before me appeared H.D. Thomas and R.L. Armstrong, 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.

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



F.J. Glanville
Notary Public, Milwaukee County, Wisconsin.
My Commission expires April 20, 1941.