

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7589

C. A. Hamilton and husband,
S. M. Hamilton

#6093

Filed for record this 17 day of October
A.D. 1939 at 11:50 o'clock A.M.
Pearl E. Shetterly, Recorder
Wilma M. Wade, Deputy

To

ALFRED SIMMERMAN and
VIOLET LOUISE SIMMERMAN

Fee \$.50 ✓

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That C. A. Hamilton and S. M. Hamilton (wife and husband), of the County of Madison and State of Iowa in consideration of the sum of seventeen hundred and no/100 DOLLARS in hand paid by ALFRED SIMMERMAN and VIOLET LOUISE SIMMERMAN of the County of Madison and State of Iowa do hereby SELL and CONVEY unto the said ALFRED SIMMERMAN and VIOLET LOUISE SIMMERMAN as Joint Tenants and not as Tenants in Common with right of survivorship.the following described premises, situated in the County of Madison and State of Iowa, to-wit:

The northeast quarter (NE $\frac{1}{4}$) of the northeast quarter (NE $\frac{1}{4}$) of section number thirty-two (32) in township number seventy-four (74), North, range number twenty-seven (27) west of the 5th P.M., excepting the right of way of the C. & St. P. and K.C. Railway; and the east half of the southeast quarter of section twenty-nine (29) in township seventy-four (74) north, range twenty-seven (27), excepting one acre in the northwest corner of said tract heretofore conveyed for school purposes.

This deed is subject to a mortgage in favor of the Independent School District of Des Moines, Iowa, in the sum of \$1,000.00, payable as follows: \$100.00 October 1, 1940, \$100.00 October 1, 1941, \$100.00 October 1, 1942, \$100.00 October 1, 1943 and \$600.00 on October 1, 1944, which grantees assume and agree to pay.

And we hereby covenant with the said ALFRED SIMMERMAN and VIOLET LOUISE SIMMERMAN, as Joint Tenants /that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever. except as above set forth.

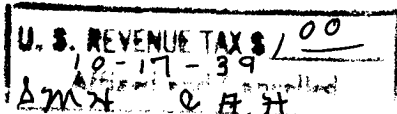
And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever. except as above set forth.

And the said C. A. Hamilton and husband, S. M. Hamilton hereby relinquish their right of dower in and to the above described premises.

Signed this 17th day of October, A.D. 1939.
In Presence of

STATE OF IOWA, Madison County,)ss.

C. A. Hamilton
S. M. Hamilton



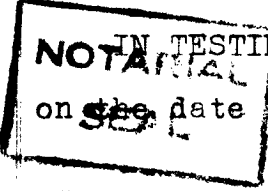
On this 17th day of October, A.D. 1939, before me, the undersigned, a Notary Public with

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J. H. WELCH PRtg. CO., DES MOINES 7559

in and for Madison County, Iowa, personally came C. A. Hamilton and husband, S. M. Hamilton, personally to me known to be the identical persons whose names are affixed to the above instrument as grantors and acknowledged the execution of the same to be their voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the date last above written.



Raymond H. Croft
Notary Public Within and For Madison County