

Deed Record, No. 77, Madison County, Iowa

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

The Travelers Insurance Company	#6818	Filed for record the 27 day of November A.D. 1939 at 1:10 o'clock P.M.
To E. O. Dean and Lennie Dean, husband and wife	Fee \$.60 ✓	Pearl E. Shetterly, Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That THE TRAVELERS INSURANCE COMPANY, a Corporation duly organized and existing under and by virtue of the laws of the State of Connecticut, whose principal place of business is in Hartford County, State of Connecticut, being duly authorized to transact business in the State of Iowa, in consideration of the sum of Five Thousand and no/100 DOLLARS (\$5,000.00) in hand paid by E. O. Dean and Lennie Dean, husband and wife of Madison County and State of Iowa, does hereby SELL AND CONVEY unto the said E. O. Dean and Lennie Dean, husband and wife the following described premises situated in the County of Madison and State of Iowa, to-wit:

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The Southwest Quarter (SW $\frac{1}{4}$), and the Northwest Quarter of the Southeast Quarter(NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M.

This deed is delivered pursuant to and in full satisfaction of an unrecorded Agreement for Sale of Real Estate between the parties hereto, dated February 2, 1939, and the warranties herein contained extend to that date only; and

As a part of the above recited consideration, and simultaneously with the delivery of this deed, the granteesherein are executing and delivering to the grantor herein a first lien money purchase/mortgage, in the principal sum of \$3,750.00, and this deed is subject to said mortgage; and

The grantor herein also excepts and reserves from this conveyance any and all fixtures and/or personal property which may be owned or claimed by any person or persons other than the grantor herein, and this deed is subject to current agricultural lease, also subject to any and all mineral leases and mineral grants of record, also subject to any and all easements and rights-of-way of record and/or those now in existence and in use upon the property, also subject to all unpaid bonded or certificate indebtedness for drainage, also subject to unpaid taxes and assessments as follows: the grantees assume and agree to pay the taxes assessed for the year 1939, payable in the year 1940, and all subsequent ~~and~~ general taxes; and to pay any and all instalments on special assessments from and after January 1, 1939, as the same shall become due and payable; also subject to all roadways and highways and the rights of the public therein, whether established by grant in fee, or by grant by way of easement, or by use; and subject to all easements and rights of way of any nature;

And the said Corporation hereby covenants with the said E. O. Dear and Lennie Dean, husband and wife, that it holds said premises by good and merchantable title, that it has good right and lawful authority to sell and convey the same, and that they are free and clear of all liens and incumbrances whatsoever, except as above stated.

And the said Corporation hereby covenants to WARRANT AND DEFEND the title to the said premises against the lawful claims of all persons whomsoever, except as above stated.

IN WITNESS WHEREOF the said Corporation has caused these presents to be signed and attested this 22nd day of September, 1939.

OK
(Corporate Seal)

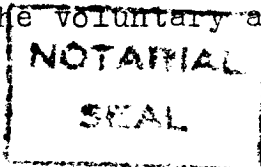
U.S. REVENUE TAX \$ 5.00
11/27/39
Advised and Cancelled
Haines Johnston

THE TRAVELERS INSURANCE COMPANY
By H. H. Armstrong Vice President
Attest: C. P. Osgood
(C.P. Osgood) Assistant Secretary

OK
Will

STATE OF CONNECTICUT COUNTY OF HARTFORD)ss:

On this 22nd day of September, A.D. 1939, before me, F. C. Smith, a Notary Public in and for Hartford County, Connecticut, personally appeared H. H. Armstrong to me personally known, who being by me duly sworn did say that he is the Vice-President of the said THE TRAVELERS INSURANCE COMPANY and that the seal affixed to said instrument is the seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said H. H. Armstrong acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.



F. C. Smith
Notary Public in and for Hartford County, Connecticut
My commission expires January 31, 1944.