

Deed Record, No. 77, Madison County, Iowa

W. H. Shoults & wife

To  
Federal Farm Mortgage  
Corporation

#437

Fee \$ .50 ✓

WARRANTY DEED  
FFMC

Filed for record the 16 day of January  
A.D. 1940 at 10:54 o'clock A.M.

Pearl E. Shetterly, Recorder  
2014-a (Iowa)

KNOW ALL MEN BY THESE PRESENTS, That W. H. Shoults and Carrie A. Shoults Husband and wife of the County of Madison and State of Iowa for and in consideration of One Dollar (\$1.00) in hand paid, and release from personal liability on debt due Land Bank Commissioner and the Federal Farm Mortgage Corporation, of Washington, D. C., do hereby grant, bargain, sell, convey and confirm unto the FEDERAL FARM MORTGAGE CORPORATION, of Washington, D. C., the following described real estate, situated in the county of Madison State of Iowa, to wit:

West Half Northeast Quarter; and West Half East Half Northeast Quarter; and Northwest Quarter Southeast Quarter; and North 3 and 1/3 acres of the Northwest Quarter Northeast Quarter Southeast Quarter, Section 10, Township 77N, Range 27W 5th P. M.

Subject to easement to Grace Marquardt for right of passage over the South 30 acres of West Half East Half Northeast Quarter and North 3 1/3 acres of Northwest Quarter Northeast Quarter Southeast Quarter Section 10-77-27 to the South 33 1/3 acres of Northeast Quarter Southeast Quarter Section 10-77-27, as shown in Book 69, Pg. 550 of the Records of Madison County, Iowa.

together with all the tenements, hereditaments and appurtenances to the same belonging, and we do hereby covenant with the said Federal Farm Mortgage Corporation, and its successors and assigns that we are lawfully seized of said premises; that they are free from encumbrances except mortgage in favor of the Federal Land Bank of Omaha and mortgage in favor of the Land Bank Commissioner assigned to the Federal Farm Mortgage Corporation by operation of law, and taxes; that we have good right and lawful authority to sell the same, and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

It is the express intention of the parties hereto that the right of said grantee under its mortgage covering the property above described, shall not merge with the equity of redemption herein conveyed by grantors to said grantee.

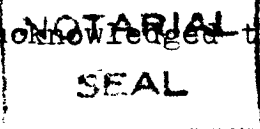
And the said Carrie A. Shoults hereby relinquishes all contingent rights, including right of dower, in and to the above described premises.

Signed this 23rd day of February A.D. 1939.  
In presence of :  
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W. H. Shoults  
Carrie A. Shoults

STATE OF Iowa COUNTY OF Madison )ss:

On this 23rd day of February A.D. 1939, before me Eugene Wilson a Notary Public in and for the county of Madison, State of Iowa personally appeared W. H. Shoults and Carrie A. Shoults to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Eugene Wilson  
Notary Public in and for said County and State

My Commission expires July 4, 1939