

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7659

The Travelers Insurance Company #1297

Filed for record the 28 day of February
A.D. 1940 at 2:25 o'clock P.M.To
M. L. Rogers and Mary E.
Rogers, husband and wife

Fee \$.80

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 One Thousand, Four Hundred and no/100 DOLLARS (\$1,400.00) in hand paid by M. L. Rogers and Mary E. Rogers, husband and wife of Madison County and State of Iowa, does hereby SELL AND CONVEY unto the said M. L. Rogers and Mary E. Rogers, husband and wife the following described premises situated in the County of Madison and State of Iowa, to-wit:

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) 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 September 11, 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 grantees herein are executing and delivering to the grantor herein a first lien purchase money mortgage, in the principal sum of \$700.00, 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 1940, payable in the year 1941, and all subsequent general taxes; and to pay any and all instalments on special assessments from and after January 1, 1940, 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 M. L. Rogers and Mary E. Rogers, 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 7th day of November, 1939.

(CORPORATE SEAL)

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

STATE OF CONNECTICUT, County of Hartford)ss:

On this 7th day of November, A.D. 1939, before me, F. C. Smith a Notary Public in and for Hartford County, Connecticut, personally appeared H. A. Giddings 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. A. Giddings acknowledged the execution of said instrument

U. S. REVENUE TAX \$ 1.50
Affixed and Cancelled

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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.