

Deed Record, No. 77, Madison County, Iowa

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

THE TRAVELERS INSURANCE COMPANY #1555

Filed for record the 9 day of March
A.D. 1940 at 1:55 o'clock P.M.To
M. May Salzman

Fee \$.80 ✓

Pearl E. Shetterly, Recorder
Wilma M. Wade, DeputyWARRANTY 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 Two Thousand, Six Hundred and no/100 DOLLARS (\$2,600.00) in hand paid by M. May Salzman of Floyd County and State of Iowa, does hereby SELL AND CONVEY unto the said M. May Salzman the following described premises situated in the County of Madison and State of Iowa, to-wit:

The East Forty-six and one-half (E. 46 $\frac{1}{2}$) acres of the North Half of the North-North-east Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$), except one-half ($\frac{1}{2}$) acre described as follows: Commencing at the Southeast corner of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) running thence West Fifteen (W. 15) rods, thence North Five ^{and} one-third (N. 5 $\frac{1}{3}$) rods, thence East Fifteen (E. 15) rods, thence South Five and one-third (S. 5 $\frac{1}{3}$) rods to place of beginning; also the West Half (W $\frac{1}{2}$) of the South Forty-six and one-half (S. 46 $\frac{1}{2}$) acres of the East Ninety-three (E. 93) acres of the Northeast Quarter (NE $\frac{1}{4}$) 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 a Land Contract between The Travelers Insurance Company of Hartford, Connecticut, and Clark W. Griffin, dated December 11, 1937, recorded May 3, 1938 in Book 88, page 506 of the records of Madison County, Iowa, and subsequently assigned to M. May Salzman under an Assignment of Land Contract dated March 23, 1939 and recorded April 24, 1939 in Book 90, page 347, and the warranties herein contained extend to December 11, 1937, only; and

As a part of the above recited consideration, and simultaneously with the delivery of this deed, the grantee herein is executing and delivering to the grantor herein a first lien purchase money mortgage, in the principal sum of \$1,950.00, 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 ease-

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ments 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 grantee assumes and agrees to pay the taxes assessed for the year 1938, payable in the year 1939, and all subsequent general taxes; and to pay any and all instalments on special assessments from and after January 1, 1938, as the same shall become due and payable; also ~~and~~ 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. May Salzman 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 state .

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.

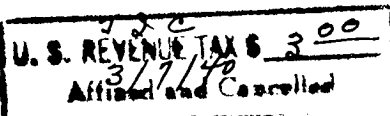
IN WITNESS WHEREOF the said Corporation has caused these presents to be signed and attested this 6th day of November, 1939.

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

(CORPORATE SEAL)

STATE OF CONNECTICUT COUNTY OF HARTFORD)ss:

On this 6th day of November, 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