

Deed Record, No. 77, Madison County, Iowa

Federal Farm Mtg. Corp.

#1705

Filed for record the 18 day of March
A.D. 1940 at 2:16 o'clock P.M.

To

Fee \$.50 ✓

Pearl E. Shetterly, Recorder

W. M. & Georgia Keating

DEED OF CONVEYANCE

KNOW ALL MEN BY THESE PRESENTS:

That the Federal Farm Mortgage Corporation, of Washington, D.C., in consideration of Seven Thousand and no/100 Dollars (\$7000.00) does hereby grant, bargain, sell, convey and confirm unto W. M. KEATING and GEORGIA KEATING of Des Moines, State of Iowa, the following described real estate situated in the County of Madison, State of Iowa, subject to any existing high-ways, easements, and any reservations in the United States and State patents, to-wit:

Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) and the South Sixty (60) acres of the West One-half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the Fifth (5th) Principal Meridian, excepting and reserving one-half of all oil, gas and mineral rights therein, which are expressly reserved and retained by the Grantor.

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, title, claim or demand whatsoever of the said FEDERAL FARM MORTGAGE COPROR-
ATION of, in, or to the same or any part thereof,

TO HAVE AND TO HOLD the above described premises unto the said W. M. Keating and Georgia Keating and to their heirs and assigns forever.

And the said FEDERAL FARM MORTGAGE CORPORATION hereby covenants with the said W. M. Keating and Georgia Keating, their heirs and assigns, that it is lawfully seized of said premises and that it has good right and lawful authority to sell and convey the same.

This conveyance is made subject to a first mortgage lien on said premises in the original sum of \$5000.00 payable to The Federal Land Bank of Omaha and recorded in Book 80, page 311 of the records of said county, which mortgage lien the grantees assume and agree to pay as a part of the purchase price for said premises.

The above described premises are also subject to a purchase money mortgage executed by the grantees herein to the grantor herein in the sum of \$950.00.

IN WITNESS WHEREOF, the Federal Farm Mortgage Corporation has caused these presents to be executed by its Vice President and its corporate seal to be affixed hereto this 22nd day of

February, 1940.
Witness:

Mary E. Dayhoff
(CORPORATE SEAL)



FEDERAL FARM MORTGAGE CORPORATION
By Jacob J. Grest Vice President
Attest Wayne E. Smith Assistant Secretary

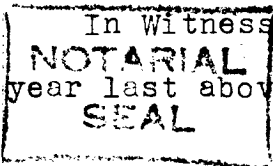
State of Nebraska County of Douglas)ss.

On this 23d day of February, 1940, before me, Ursula U. Shanahan, a Notary Public in and for Douglas County, Nebraska, personally appeared Jacob U. Grest, to me personally known to be the person who executed the foregoing instrument, who being by me duly sworn, did say that he is Vice President of the FEDERAL FARM MORTGAGE CORPORATION; that the seal affixed to said instrument is the corporate seal of the FEDERAL FARM MORTGAGE CORPORATION; that said instrument was signed and sealed in behalf of the FEDERAL FARM MORTGAGE CORPORATION by

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

authority of its Board of Directors; and the said Jacob J. Grest acknowledged said instrument to be the free and voluntary act and deed of said corporation by it voluntarily executed.



Whereof, I have hereunto set my hand and affixed my notarial seal the day and

My Commission expires August 23, 1944 in and for Douglas County, Nebraska.

Ursula U. Shanahan Notary Public