

Deed Record, No. 77, Madison County, Iowa

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

F. O. Robbins

#2885

Filed for record the 15 day of May
A.D. 1940 at 1:55 o'clock P.M.

To

Fee \$.50 ✓

Pearl E. Shetterly, Recorder

Paul A. and Alma White

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, F. O. Robbins, unmarried,
of the County of -----State of Colorado in consideration of the sum of Eight Hundred and
no/100 (\$800.00) DOLLARS in hand paid by Paul A. White and Alma White of Scott County, and
State of Iowa do hereby sell and convey unto the said Paul A. White and Alma White the
following described premises situated in the County of Madison and State of Iowa, to-wit:

My undivided one-fifth interest in and to the following described
real estate to-wit: The North Half (N $\frac{1}{2}$) of the North West Quarter
(NW $\frac{1}{4}$) of the South West Fractional Quarter (SW Frc. $\frac{1}{4}$) and all that
part of the South Half (S $\frac{1}{2}$) of the North West Fractional Quarter
(NW Frl. $\frac{1}{4}$) West of Middle River, and all that part of the North West
Quarter (NW $\frac{1}{4}$) of the North East Quarter (NE $\frac{1}{4}$) West of the West line
of Eli Wright Thirty-two (32) acre tract, and all that part
of the North East Quarter (NE $\frac{1}{4}$) of the North West Quarter (NW $\frac{1}{4}$)

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lying South and East of Middle River except the Primary Highway through said land all in Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West, and also the East Half (E $\frac{1}{2}$) of the North East Quarter (NE $\frac{1}{4}$) and the South East Quarter (SE $\frac{1}{4}$) of the North East Quarter (NE $\frac{1}{4}$) (except Highway) all in Section Twelve (12), Township Seventy-five (75) North, Range Twenty-Eight (28) West of the 5th, P.M. Iowa; subject to the life estate of my Mother Thankful Alma Robbins, and subject also to a Two Hundred and Fifty (\$250.00) Dollar mortgage in favor of C. A. Robbins which grantees are to assume and pay. The intention being to convey my interest in all lands in said Townships owned by my father, J. M. Robbins, at his death.

TO HAVE AND TO HOLD the premises above described, with all the appurtenances unto the said Grantees above named and their heirs and assigns forever; and I do hereby covenant with the said Grantees above named that I am lawfully seized of said premises; that they are free from incumbrance, except as above mentioned that I have good right and lawful authority to sell and convey the same; and I do hereby covenant to warrant and defend the title to said real estate, and appurtenances thereto belonging, against the lawful claims of all persons whomsoever; and no dower hereby relinquishes all right of dower, rights of distributive share and all rights under the Homestead Laws of the State of Iowa in and to the above described premises.

Signed the 18 day of April A.D. 1940.
F. O. Robbins
CERTIFICATE OF ACKNOWLEDGMENT--Individual

STATE OF COLORADO, County of Denver)ss.

On this day of April A.D. 1940, before me, a Notary Public in and for the County of Denver, State of Colorado, personally appeared F. O. Robbins to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.
SEAL
My Commission Expires Oct. 14, 1941
Maurice A. Leight Notary Public in and for Denver County, State of Colorado