

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7589

L. A. Hamand, and wife

#3116

Filed for record the 29 day of May
A.D. 1940 at 10:37 o'clock A.M.

To

Fee \$.80 ✓

Pearl E. Shetterly, Recorder

Ernest I. Sargent

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That L. A. Hamand ----- of Madison County and State of Iowa in consideration of the sum of Three Hundred and no/100 DOLLARS in hand paid by Ernest I. Sargent of Polk County and State of Iowa do hereby SELL AND CONVEY unto the said Ernest I. Sargent the following described premises, situated in the County of Madison and State of Iowa, to-wit: See Attached Discription.

Beginning at a point Ten (10) Chains and Eight -eight (88) links North of the Northwest corner of Section Eleven (11) Township Seventy-four (74) North of Range Twenty-Seven (27) West of the 5th P.M. Iowa, running thence South Ten (10) Chains and Eight -eight (88) links, thence East Eighteen (18) Rods, Thence South Fifty (50) Degrees East Nineteen (19) Rods and Four (4) Links, thence South Thirty-three (33) degrees and Twenty (20) Minutes East twenty-three (23) rods and Sixteen (16) links, to a point which is designated as point "A", thence on a line running South Forty-eight (48) degrees and Five (5) minutes East, which line is called line "A", Sixteen (16) rods and Six (6) links, thence on a line running South Forty-eight (48) degrees and Thirty-five (35) minutes West Eighteen (18) rods and Five (5) links, thence East on a line running parallel with the South line of the Northwest Quarter of the Northwest Quarter of said section Eleven (11), which line is hereinafter called line "B" to a point Nine (9) rods west of the East line of said Forty acre tract, running thence North Parallel with the east line of said forty acre tract Thirty (30) rods, running thence north forty-three (43) degrees and Fifteen (15) minutes West to the intersection of the North line of said section Eleven (11) Nineteen (19) rods and nineteen (19) links, thence in a northwesterly direction along the county or public highway to the place of beginning, excepting therefrom a tract described as follows: Commencing at a point on line "A" seventeen (17) rods and Six (6) links east of a point "A" thence south Forty-eight (48) degrees and Thirty-five (35) minutes West to the intersection of line "B" thence East on line "B" to a point nine (9) rods West of the East line of said forty acres, thence north to the intersection of line "A", thence Northwest on line "A" to the point of beginning, being the tract described in a deed from A. W. Hiatt, dated September 27, 1902, and recorded in deed record forty-four of Madison County, Iowa, at Page 53 thereof.

Also a tract described as follows: -- Beginning at the southeast corner of Section three (3) in township and range aforesaid, running thence north ten (10) chains and eight -eight (88) links, thence north fifty-seven and one half (57½) degrees west two chains and fifty-three (53) links thence west nine (9) chains, thence north forty-seven (47) degrees west seven (7) chains and eighteen (18) links thence south fifteen (15) chains and fifty eight (58) links thence west two chains and seventy five (75) links thence south one chain and eighty seven (87) links thence east twenty (20) chains to the place of beginning, excepting therefrom a tract about four and two one-hundredths (4.02) acres as described in deed from Joseph Harwood, dated March first, 1904, recorded in deed record 44 aforesaid at page 170 thereof.

Excepting from the lands above described two tracts heretofore conveyed by deed, one to Anderson Barker and one to James Porter., the particular description being shown by said deeds, appearing in deed record 50 of Madison County, Iowa, at pages 215 and 308 respectively, and also excepting therefrom another tract of about Four and fifteen one-hundredths (4.15) acres described in a deed from Elwood Macumber and wife to Darius Hollingsworth dated March 9th, 1907, appearing in Deed Record 48 of Madison County, Iowa, at Page 251 thereof.

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And we hereby covenant with the said Ernest I. Sargent that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear from all liens and incumbrances whatsoever.

And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever.

And the said Versa R. Hamand hereby relinquishes her right of dower in and to the above described premises.

Signed the 27th day of May A.D., 1940

STATE OF IOWA, Polk County)ss.

L. A. Hamand
Versa R. Hamand wife

BE IT REMEMBERED, That on this 27th day of May A.D., 1940, before me C. G. Retherford, a Notary Public in and for Polk County, Iowa, personally appeared L. A. Hamand, and Versa R. Hamand, Husband & wife, 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.

C. G. Retherford Notary Public
in and for Polk County, Iowa.
7/4/42