

Deed Record, No. 77, Madison County, Iowa

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

Chester A. Phillips & Wife
To
Federal Farm Mtg. Corp.

#3003
Fee \$.50 ✓

WARRANTY DEED
FFMC

Filed for record the 22 day of May
A.D. 1940 at 8:40 o'clock A.M.
Pearl E. Shetterly, Recorder
2014-a (Iowa)

KNOW ALL MEN BY THESE PRESENTS, That Chester A. Phillips and Comella Phillips, husband and wife of the County of Madison and State of Iowa for and in consideration of One Dollar (\$1.00) in hand paid, and release from personal liability on debt due Land Bank Commissioner and the Federal Farm Mortgage Corporation, of Washington, D.C., do hereby grant, bargain, sell, convey and confirm unto the FEDERAL FARM MORTGAGE CORPORATION, of Washington, D. C., the following described real estate, situated in the county of Madison State of Iowa, to wit:

S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 7; and SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8; and West 12 acres of NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 17; and N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 18, Township 74N, Range 26 West of 5th P.M.

together with all the tenements, hereditaments and appurtenances to the same belonging, and we do hereby covenant with the said Federal Farm Mortgage Corporation, and its successors and assigns that we are lawfully seized of said premises; that they are free from encumbrances except mortgage in favor of the Federal Land Bank of Omaha and mortgage in favor of the Land Bank Commissioner assigned to the Federal Farm Mortgage Corporation by operation of law, and taxes; that we have good right and lawful authority to sell the same, and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

It is the express intention of the parties hereto that the right of said grantee under its mortgage covering the property above described, shall not merge with the equity of redemption herein conveyed by grantors to said grantee.

And the said Comella Phillips hereby relinquishes all contingent rights, including right of dower, in and to the above described premises.

Signed this 23rd day of January A.D. 1940.
In presence of:

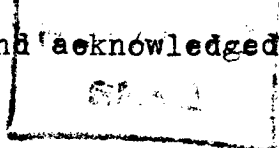
Chester A. Phillips
Comella Phillips

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STATE OF Iowa COUNTY OF Madison)ss.

On this 23rd day of January A.D. 1940, before me Eugene Wilson a Notary Public in and for the county of Madison, State of Iowa personally appeared Chester A. Phillips and Comella Phillips, 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.



Eugene Wilson Notary Public
in and for said County and State.

My Commission expires July 4, 1942