

Deed Record, No. 77, Madison County, Iowa

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

The UNION CENTRAL LIFE
Insurance Company
To

#4382

Fee \$.70

Filed for record the 22 day of August
A.D. 1940 at 9:25 o'clock A.M.

Pearl E. Shetterly, Recorder

W. Howard Hammans

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THE UNION CENTRAL LIFE INSURANCE COMPANY, a Corporation organized under the laws of Ohio, with its principal office in the City of Cincinnati, in consideration of Fifteen Thousand and No/100 (\$15,000.00) DOLLARS, to it paid by W. Howard Hammans the receipt whereof is hereby acknowledged, does hereby convey to the said W. Howard Hammans the following described real estate situated in the County of Madison and State of Iowa, to-wit:

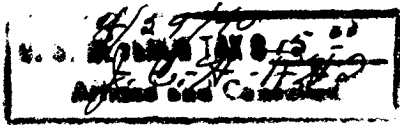
Northwest Fractional Quarter of Section 19 (except a tract in the Northeast corner thereof described as follows: Beginning at the Northeast corner of the said Northwest Fractional Quarter, running thence West 8 rods, thence South 22 rods, thence East 8 rods, thence North 22 rods to the place of beginning); also the Southeast Quarter of the Southwest Fractional Quarter and the East 4 acres of the Southwest Quarter of the Southwest Fractional Quarter, and the South 2 rods of the West 82 acres of the West Fractional Half of the Southwest quarter (except the West 4 rods in width thereof) in Section 18, all in Township 76 North of Range 27, West of the 5th P.M. Madison County, Iowa, containing 215 acres, more or less. Subject to a Right-of-Way Deed to the Iowa State Highway Commission dated July 11, 1933, containing 1.04 acres, more or less, and subject to Condemnation by the City of Winterset for reservoir purposes the following described tract of land containing 45.64 acres, more or less. South Half of the East Quarter of the Southwest Quarter of Northwest Quarter (S $\frac{1}{2}$ E $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$), and the Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$), Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven West of the Fifth P.M., Madison County, Iowa, leaving a net acreage of 168.32 acres, more or less, and being the same land conveyed to The Union Central Life Insurance Company by deed dated August 1, 1932, and recorded in Book 69, Page 508 of the Deed Records of Madison County, Iowa.

and all the estate, title and interest of the said THE UNION CENTRAL LIFE INSURANCE COMPANY, either in law or in equity, of, in and to the said premises; to have and to hold the same to the only proper use of the said W. Howard Hammans

And the said THE UNION CENTRAL LIFE INSURANCE COMPANY does hereby covenant with W. Howard Hammans that the said premises are free and clear from all incumbrances by, from, through, or under the said grantor, and that it will forever warrant and defend the same unto the said W. Howard Hammans against the lawful claims of all persons, claiming by, from, through, or under the grantor herein, except as against all rights under existing tenancies or rights of parties in possession, all leases, rent contracts, contracts with the Agricultural Adjustment Administration of the United States Department of Agriculture or other Government agencies affecting this property, rights of way and easements of every character now existing on, over, under or across said land; the grantee assumes and agrees to pay all taxes and assessments.

IN WITNESS WHEREOF, the said THE UNION CENTRAL LIFE INSURANCE COMPANY has hereunto caused its name to be subscribed and its corporate seal to be affixed, this 29th day of April, 1940.

(CORPORATE SEAL)



THE UNION CENTRAL LIFE INSURANCE COMPANY
By J. C. Hatfield
J. C. Hatfield Vice-President
By R. H. Thayer
R. H. Thayer Assistant Treasurer

STATE OF OHIO, COUNTY OF HAMILTON)ss.

On this 30th day of April, 1940, before me a notary public in and for said county and state, personally appeared J. C. Hatfield and R. H. Thayer, to me personally known, who being by me duly sworn, did say that they are the Vice-President and Assistant Treasurer, respectively of THE UNION CENTRAL LIFE INSURANCE COMPANY, a Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and the instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said J. C. Hatfield and R. H. Thayer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

My commission expires: January 27, 1943

H. E. McMullen Notary Public
in and for Hamilton County, Ohio.
(H. E. McMullen)