

Deed Record. No. 77. Madison County, Iowa

The Connecticut Mutual
Life Insurance Company
To

#387

Fee \$.60 ✓

Filed for record the 14 day of January
A.D. 1941 at 2:48 o'clock A.M.

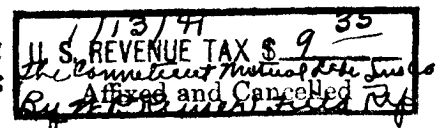
Pearl E. Shetterly, Recorder

Carl J. Phearman & wife

IOWA WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that THE CONNECTICUT MUTUAL LIFE INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Connecticut, party of the first part, in consideration of the sum of One Dollar and other good and valuable consideration, in hand paid by Carl J. Phearman and Berniece M. Phearman, husband and wife, of Madison County and State of Iowa, parties of the second part, the receipt whereof is hereby acknowledged, does hereby give, grant, sell and convey unto the said parties of the second part their heirs and assigns, the following described real estate situated in the County of Madison and State of Iowa, to wit:

The North West Quarter (NW $\frac{1}{4}$) of Section Twenty-three (23)
in Township Seventy-six (76) North, of Range Twenty-eight
(28) West of the 5th P.M. Iowa



To Have and to Hold the granted real estate, with all the rights, easements and appurtenances thereto belonging, unto the said parties of the second part; and unto their heirs and assigns forever.

Said real estate is conveyed subject to any and^{all} legal highways, easements, uses or grants of right-of way, over, upon, across or under said real estate.

Said real estate is conveyed subject to the lien of State, County, and other taxes and assessments of special or general nature payable in and after the year 1941; and such liens are expressly excepted from all covenants and warranties of this deed, express or implied.

AND the said The Connecticut Mutual Life Insurance Company, for itself or its successors, does hereby covenant with the said parties of the second part that, at the time of the execution and delivery of these presents, it is lawfully seized of said real estate; that it has good right and lawful authority to convey the same; that said real estate is free from incumbrance, except as may exist as aforesaid; and that it will warrant and defend the title against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said The Connecticut Mutual Life Insurance Company has hereunto caused its corporate seal to be affixed and these presents to be signed by its Ass't. Vice President this 25 day of November, A.D., 1940.

THE CONNECTICUT MUTUAL LIFE INSURANCE COMPANY

(CORPORATE SEAL)

By H Martin Tenney Ass't. Vice President,
State of Connecticut County of Hartford,)ss.

On this 25 day of November, A.D. 1940, before me, Charles A. Banks, a Notary Public in and for the State of Connecticut, personally appeared H. Martin Tenney, to me personally known, who being by me duly sworn, did say that he is the Ass't. Vice President of said The Connecticut Mutual Life Insurance Company, a corporation, ^{that} the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors, and the said H. Martin Tenney acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

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

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my notarial seal, this

25 day of November, A.D. 1940.

NOTARIAL
My commission expires: February 1, 1944.
SEAL

Charles A Banks Notary Public
in and for the State of Connecticut.