

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7689

Washington Nat'l Ins. Co

#1881

Filed for record the 19 day of
March A.D.1941 at 9:30 o'clock
A.M.

To

Fee \$ 1.40 ✓

Laurence L. Blomgren

Pearl E. Shetterly, Recorder

R.E.899

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that WASHINGTON NATIONAL INSURANCE COMPANY, a corpor-

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ation organized and existing under and existing under and by virtue of the laws of the State of Illinois, with its executive offices located at 610 Church Street, Evanston, Illinois, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto Laurence L. Blomgren, of Winterset, Iowa, party of the second part, the following described real estate situated in the County of Madison, in the State of Iowa, to-wit:

The South three-fourths ($\frac{3}{4}$) of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), (except commencing at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), thence South 20 rods, thence to the Northeast corner of said 40 acres, thence West to the place of beginning), Section Thirteen (13); also the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., also the Fractional Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., (except the East 4 acres and also except the South 2 rods therefrom, except the West 2 rods of said last described South 2 rods,) all West of the 5th P.M.

EXCEPTING from the above described premises an easement to Madison County, Iowa for right of way for Primary Road Project No. 36 as shown by the plans and surveys on file in the Office of the County Auditor of Madison County, Iowa, which said right of way includes approximately 0.106 of an acre, in the Southeast quarter of the Southeast quarter ($SE\frac{1}{4}SE\frac{1}{4}$) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West, which easement was granted by H.G. Tilton and Blanche L. Tilton, his wife, to Madison County, Iowa on October 10, 1921 and recorded September 23, 1927 in Deed Record 66, Page 208.

ALSO EXCEPTING from the above described premises the two following described tracts heretofore condemned for Primary Road purposes by the State Highway Commission of the State of Iowa in connection with Project No. FA-366, and shown in Deed Record 70, at Page 381, Madison County Records:

Tract 1: Commencing at the NE corner of Sec. 24, T. 76 N., R. 28 W., the point of beginning, thence South 1324.7 feet along the East line of said Section 24; thence West 50.0 ft; thence North 926.5 ft; thence Northeasterly 314.9 ft. along a 2915 ft. radius curve concave Southeasterly and tangent at its southerly end, to the preceding course; thence North 83.9 ft. to point on the North line of Section 24; thence East 33.0 ft. to point of beginning, containing 0.44 acres more or less. Note: The East line of aforesaid Section is assumed to be due North and South.

TRACT 2: Commencing at the SW corner of Sec. 18, T. 76 N., R. 27 W., the point of beginning; thence S. $88^{\circ} 31'$ W. 33.01 ft; thence N. $1^{\circ} 29'$ W. 33.0 ft; thence N. $88^{\circ} 31'$ E. 14.74 ft; thence Northeasterly 72.59 ft. along a 606 ft. radius curve concave southeasterly having a central angle of $6^{\circ} 51.8'$ and tangent at its northerly end to a line bearing N. $19^{\circ} 03'$ E.; thence N. $19^{\circ} 03'$ E. 9.21 feet; thence Northerly 30.23 ft. along a 540 ft. radius curve concave northwesterly and tangent to the preceding course; thence N. $7^{\circ} 21'$ E. 160.38 feet; thence North 837.47 feet; thence West 5 feet; thence North 130 feet; thence East 5 feet; thence North 53.70 feet; thence N. $89^{\circ} 32'$ E. 83.07 feet, along the north line of the $SW\frac{1}{4}$ of $SW\frac{1}{4}$ of said Section 18; thence S. $2^{\circ} 55'$ E. 475.18 feet; thence Southwesterly 522.3 ft. along a 2915 ft. radius curve concave Northwesterly and tangent at its northerly end to the preceding course; thence S. $7^{\circ} 21'$ W. 164.9 ft; thence South 159.19 ft; thence S. $88^{\circ} 31'$ W. 99.03 ft. along the South line of aforesaid Section 18 to the point of beginning and containing 0.79 acres, more or less, exclusive of the present established highway. Note: The bearing of the West line of aforesaid Section 18 is assumed to be due North and South.

subject to all taxes and assessments for the year 1941 (payable in 1942) and thereafter, and to rights of tenants in possession, and to farm lease with Hugh Hildebrand and Eliza Hildebrand dated December 20, 1939, expiring February 28, 1941, the party of the first part reserving all rents accrued or to accrue thereunder, and the landlord's share of all payments due

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or to become due for the year 1940 under the Agricultural Adjustment Act, and further subject to all roads and highways, and to all restrictions and easements of record,

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,

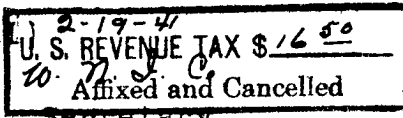
TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said party of the second part and to his heirs and assigns forever, subject as aforesaid.

And the said party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents the said party of the first part has not done, or suffered to be done, anything whereby the said premises are, or may be, in any manner encumbered or charged, except as aforesaid; and that the said premises, against all persons lawfully claiming or to claim the same by, through or under it, the said party of the first part will WARRANT AND FOREVER DEFEND, subject as aforesaid.

The party of the first part represents that it is the surviving Company through merger with Hercules Life Insurance Company, pursuant to the provisions of the laws of the State of Illinois, as evidenced by certified copy of Certificate of Merger dated May 31, 1938, issued by the Director of Insurance of the State of Illinois and filed for record June 10, 1938, and recorded in the Recorder's Office of said Madison County, Iowa in Book 22, on Page 541, as Document #2953.

IN WITNESS WHEREOF, the said party of the first part has caused its corporate name to be hereunto subscribed and these presents signed by its President, and the corporate seal of said corporation to be hereunto affixed by its Assistant Secretary, each of said officers being thereunto lawfully authorized, this 11th day of March, 1941.

(Corporate Seal)



WASHINGTON NATIONAL INSURANCE COMPANY

By G R Kendall President

ATTEST: Walter R. Weiss

Secretary

STATE OF ILLINOIS COUNTY OF COOK)SS On this 11th day of March, 1941, before me, Esther H. Michelsen, a Notary Public in and for the County of Cook, State of Illinois, personally appeared G.R. Kendall, President, and Walter T. Weiss, Assistant Secretary, of Washington National Insurance Company, the corporation which executed the above and foregoing instrument, who being to me known as the identical persons who signed the foregoing instrument, and by me duly sworn, each for himself, did say that they are, respectively, the . . . President and Assistant Secretary of said corporation; that the seal affixed to said instrument is the seal of said corporation, and that said instrument was by them signed and sealed on behalf of the said corporation by authority of its Board of Directors, and each of them acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and each of them voluntarily executed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

NOTARIAL

Esther H. Michelsen

Notary Public in and for Cook County, State of Illinois

SEAL

My commission expires May 19, 1941