

Deed Record, No. 77, Madison County, Iowa

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

The Union Central Life
Insurance Company
To

#2211

Fee \$.60 ✓

Filed for record the 31 day of March
A.D. 1941 at 1:10 o'clock A.M.

Pearl E. Shetterly, Recorder

F. M. & Lucy M. Felton

D E E D

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 Nine Thousand Two Hundred Fifty and No/100 (\$9,250.00) DOLLARS, to it paid by F. M. Felton and Lucy M. Felton the receipt whereof is hereby acknowledged, does hereby convey to the said F. M. Felton and Lucy M. Felton, husband and wife, the following described real estate situated in the County of Madison and State of Iowa, to-wit:

The S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 16, and N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 21, Township 74 N, Range 28 West, except a school lot conveyed to School Township of Monroe by deed recorded in Book 61, Page 368, described as follows: Commencing at Southeast corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21; thence West 15 rods 3 $\frac{1}{2}$ ft; thence North 12 rods; thence East 15 rods 3 $\frac{1}{2}$ feet; thence South to the place of beginning, containing in all 159 acres, more or less. Subject to Easements for

3/21/41
U. S. REVENUE TAX \$ 10.42
Union Central Life Ins Co
Paid and Cancelled

Deed Record, No. 77, Madison County, Iowa

J. H. WELCH PRtg. CO., DES MOINES 7659

pipe line in favor of Continental Construction Corporation, under date of July 5, 1930 and September 22, 1930, recorded in Book 70, Page 16, and Book 70, Page 82, respectively, and being the same land conveyed to the Union Central Life Insurance Company by deed dated October 30, 1934 and recorded in Book 73, Page 143 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 F. M. Felton and Lucy M. Felton, husband and wife,

AND the said THE UNION CENTRAL LIFE INSURANCE COMPANY does hereby covenant with F. M. Felton and Lucy M. Felton, husband and wife, 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 F. M. Felton and Lucy M. Felton, husband and wife, 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 3rd day of March, 1941.

(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

7125

STATE OF OHIO, COUNTY OF HAMILTON)ss.

On this 3rd day of March, 1941, 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: February 5, 1944

NOTARIAL
SEAL

Robert Alfred Kisker
Notary Public in and for Hamilton County, Ohio.
(Robert Alfred Kisker)