

Deed Record, No. 77, Madison County, Iowa

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

THE TRAVELERS INSURANCE
COMPANY

To

Frank & Edna Davis

#2278

Fee \$.70

Filed for record the 2 day of April
A.D. 1941 at 2:30 o'clock P.M.

Pearl E. Shetterly, Recorder

Iowa

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT THE TRAVELERS INSURANCE COMPANY, a Corporation duly organized and existing under and by virtue of the laws of the State of Connecticut, whose principal place of business is in Hartford County, State of Connecticut, being duly authorized to transact business in the State of Iowa, in consideration of the sum of One Thousand and no/100 DOLLARS (\$1,000.00) in hand paid by Frank Davis and Edna Davis of Madison County and State of Iowa, does hereby QUIT-CLAIM, SELL AND CONVEY unto the said Frank Davis and Edna Davis all of its right, title and interest in and to the following described premises situated

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in the County of Madison and State of Iowa, to-wit:

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-eight (28); and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-three (33); all in Township Seventy-four (74) North, Range Twenty-six (26); West of the 5th P.M.,

This deed is delivered pursuant to and in full satisfaction of an unrecorded Land Contract between the parties hereto, dated October 4, 1940, and the warranties herein contained extend to that date only; and

As a part of the above recited consideration, and simultaneously with the delivery of this deed, the grantees herein are executing and delivering to the grantor herein a first lien purchase money mortgage, in the principal sum of \$750.00, and this deed is subject to said mortgage; and

The grantor herein also excepts and reserves from this conveyance any and all fixtures and/or personal property which may be owned or claimed by any person or persons other than the grantor herein; and this deed is also

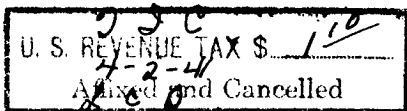
Subject to all roadways and highways and the rights of the public therein, whether established by grant in fee, or by grant by way of easement, or by use; and subject to all easements and rights of way of any nature;

And THE TRAVELERS INSURANCE COMPANY does hereby covenant to WARRANT AND DEFEND the title to the said premises against the lawful claims of all persons whomsoever claiming by, through or under it, excepting claimants under current agricultural lease, claimants under mineral/ leases or mineral/ grants, claimants under easements or right-of-way grants, claimants by reason of unpaid bonded or certificate indebtedness for drainage, and also excepting claims asserted by any governmental body for taxes and/or assessments.

The grantees assume and agree to pay the taxes assessed for the year 1940, payable in the year 1941, and all subsequent general taxes; and to pay any and all instalments on special assessments from and after January 1, 1940, as the same shall become due and payable;

IN WITNESS WHEREOF the said Corporation has caused these presents to be signed and attested this 15th day of November, 1940.

(CORPORATE SEAL)



THE TRAVELERS INSURANCE COMPANY
By H. A. Giddings Vice-President
Attest: B. T. Bent
(B.T. Bent) Assistant Secretary

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STATE OF CONNCTICUT COUNTY OF HARTFORD)SS:
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On this 15/day of November, A.D., 1940, before me, F. C. Smith, a Notary Public in and for Hartford County, Connecticut, personally appeared H. A. Giddings to me personally known, who being by me duly sworn did say that he is the Vice President of the said THE TRAVELERS INSURANCE COMPANY and that the seal affixed to said instrument is the seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of directors and said H. A. Giddings acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

F. C. Smith
Notary Public in and for Hartford County,
Connecticut.
My commission expires January 31, 1944.