

Deed Record, No. 77, Madison County, Iowa

The Travelers Insurance Co

#2360

Filed for record the 5 day of
April A.D.1941 at 3:20 o'clock
P.M.To
Harland A. Emerson

Fee \$ 1.00 ✓

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 Six Thousand and no/100 DOLLARS (\$6,000.00) in hand paid by Harland A. Emerson of Dallas County and State of Iowa, does hereby QUIT CLAIM, SELL AND CONVEY unto the said Harland A. Emerson all of its right, title and interest in and to the following described premises situated in the County of Madison & Dallas and State of Iowa, to-wit:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section One (1), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., in Madison County, Iowa, and all of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-eight (78) North, Range Twenty-eight (28), West of the 5th P.M., in Dallas County, Iowa, lying South of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company, also all of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), and, commencing at the Southwest corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), thence North 1.29 $\frac{1}{2}$ chains to the right-of-way of said railroad, thence Northeasterly along said right-of-way 9.89 chains, thence South 68 degrees, East 4.95 chains; thence South 4 chains to the South line of said Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), thence West 13.25 chains to place of beginning; also commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$), thence North 49.3 rods to the South line of a strip of land owned by the Chicago, Rock Island and Pacific Railroad Company, thence Southwesterly parallel with and 150 feet distant Southerly from the center line of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company 127.26 rods to a point where said line intersects the South line of said Southwest Quarter (SW $\frac{1}{4}$) thence East along said South line of said Southwest Quarter (SW $\frac{1}{4}$) 120.9 rods to the Southeast corner thereof, to the place of beginning; also commencing at a point 120.9 rods West of the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$), running thence West 15.8 rods to the right-of-way of the Chicago, Rock Island and Pacific Railroad Company, thence Northeast along said right-of-way 14.85 rods; thence Southeast 6.06 rods to place of beginning; also commencing at the Southeast corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), running thence North 1.29 $\frac{1}{2}$ chains to the South line of the Chicago, Rock Island and Pacific Railroad Company right-of-way, thence Southwest along the South line of said right-of-way to a point 4.34 chains West of said Southeast corner of said forty acres, thence East 4.34 chains to place of beginning; all contained in Section Thirty-six (36), Township Seventy-eight (78) North, Range Twenty-eight (28), West of the 5th P.M., in Dallas County, Iowa;

This deed is delivered pursuant to and in full satisfaction of an unrecorded Land Contract between the parties hereto, dated November 23, 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 grantee herein is executing and delivering to the grantor herein a first lien purchase money mortgage, in the principal sum of \$4,500.00, 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

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

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 grantee assumes and agrees to pay the taxes assessed for the year 1941, payable in the year 1942, and all subsequent general taxes; and to pay any and all instalments on special assessments from and after January 1st, 1941, as the same shall become due and payable.

IN WITNESS WHEREOF the said Corporation has caused these presents to be signed and attested this 6th day of January, 1941.

TIC
4-2-41 - TAX \$6.60
Mixed and Cancelled

STATE OF CONNECTICUT)
COUNTY OF HARTFORD)

: SS:

On this 6th day of January, A.D., 1941, 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.

My Commission expires January 31, 1944

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

F.C. Smith
Notary Public in and for Hartford County,
Connecticut.