

DEED RECORD, No. 75, MADISON COUNTY, IOWA

J. H. WELCH PRtg. CO., DES MOINES 7509

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B.J.Hollen, et al

TO
J.A.Hart

Filed for Record this 20 day of April
A. D. 1940, at 3:10 o'clock P. M.
WARRANTY DEED.
#2475
By
Recording Fee, \$.50 ✓

Pearl E. Shetterly
Recorder.
Deputy.

KNOW ALL MEN BY THESE PRESENTS, That we, B.J.Hollen and wife, Emma L.Hollen and O.C.Hart and wife, Nina Hart
of the County of Madison and State of Iowa in consideration of the sum of
One Dollar and other consideration 100 -DOLLARS,
in hand paid by J.A.Hart
of Madison County, State of Iowa do hereby sell and convey unto the said
J.A.Hart
the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

An undivided One-third (1/3) interest in the West Twelve (12)
acres of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter
(NW $\frac{1}{4}$) of Section Twenty-three (23) and about Twenty (20) acres
in the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{2}$) of Section
Twenty-three (23), being that part West of the Rocky Branch and
East of the West Twenty-three (23) acres of said South half (S $\frac{1}{2}$)
of the Northwest Quarter (NW $\frac{1}{4}$), all in Township Seventy-five (75)
North, Range Twenty-nine (29) West of the 5th P.M., except a railroad
right-of-way heretofore deeded through said tract.

And we hereby covenant with the said J.A.Hart
that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and
convey the same; that they are free and clear of all liens and incumbrances whatsoever.

And we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

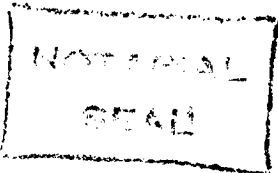
And the said Emma L.Hollen and Nina Hart
hereby relinquish ~~their~~ ^{their} right of dower in and to the above described premises.

Signed this 20th day of April A. D. 1940
B.J.Hollen O.C.Hart
Emma L.Hollen Nina Hart

STATE OF IOWA, Madison COUNTY, ss.
On this 20th day of April A. D. 1940, before me, the undersigned, a Notary Public within and for
Madison County, State of Iowa, personally came B.J.HOLLEN and Emma L.Hollen
his wife, and O.C.Hart and Nina Hart, his wife

personally to me known to be the identical persons whose names are affixed to the above instrument as
grantor S., and acknowledged the execution of the same to be their voluntary act and deed for the pur-
poses therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal
on the date last above written.



N.E.Hollen
Notary Public within and for Said County,