

DEED RECORD, No. 75, MADISON COUNTY, IOWA

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

Ernest R. Nichols & Wife
TO
The Union Central Life Ins. Co.

Filed for Record this 17 day of April
A. D. 1940, at 3:20 o'clock P. M.
WARRANTY DEED.
#2415 Pearl E. Shetterly
Recorder.
By
Recording Fee, \$.50 Deputy.

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KNOW ALL MEN BY THESE PRESENTS, That E.R.Nichols, also known as Ernest R.Nichols and Sadie May Nichols, his wife

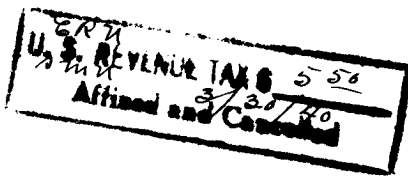
of Madison County and State of Iowa in consideration of the sum of One Dollar and other valuable consideration 100 DOLLARS,

in hand paid by The Union Central Life Insurance Company of Hamilton and County, State of Ohio do hereby sell and convey unto the said The Union Central Life Insurance Company

the following described premises, situated in the County of Madison, and State of Iowa, to-wit:

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 29, and the South 10 acres of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 20, all in Township 74 North, Range 27 West of the 5th P.M., containing 90 acres, more or less.

A further consideration for this deed is the satisfaction of the mortgage and debt secured thereby, given by Ernest R.Nichols and Sadie May Nichols, his wife, to the grantee herein, dated March 1, 1935, and recorded in book 87 at page 128 of the records of Madison County, Iowa.



And we hereby covenant with the said The Union Central Life Insurance Company 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 from all liens and incumbrances whatsoever except as above stated.

And we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as above stated.

And the said Sadie May Nichols hereby relinquishes her right of dower in and to the above described premises.

Signed the 30th day of March A. D. 19 40
/s/ PRESENCE OF

Ernest R. Nichols
Sadie May Nichols

STATE OF IOWA, Madison County, ss.

On this 30th day of March A. D. 1940, before me, the undersigned, a Notary Public within and for

Madison County, State of Iowa, personally appeared Ernest R. Nichols and Sadie May Nichols to me known to be the persons named in and who executed the foregoing instrument and

acknowledged that they executed the same as their voluntary act and deed. ~~personally to me known to be the identical person whose name is subscribed to the above instrument as grantor, and acknowledged the execution of the same to be a voluntary act and deed for the purposes therein expressed~~



~~My Testimony I have hereunto subscribed my name and affixed my seal on this day of March 1940~~

Charles E. Tucker
Notary Public within and for Madison County, Iowa