

DEED RECORD, No. 75, MADISON COUNTY, IOWA

J. H. WELCH PRtg. CO., DES MOINES 7809

Henry J. Higgins
TO
Sadie C. Higgins

Filed for Record this 18 day of January
A. D. 1941, at 10:44 o'clock A. M.
WARRANTY DEED.
#478 Pearl E. Shetterly
Recorder.
By Wilma M. Wade
Deputy.
Recording Fee, \$.50 ✓

KNOW ALL MEN BY THESE PRESENTS, That Henry J. Higgins (unmarried)
of the County of Scott County and State of Iowa in consideration of the sum of
One Dollar (\$1.00) and other good and valuable considerations, ~~XXXXXX~~
in hand paid by Sadie C. Higgins
of Scott County, State of Iowa do hereby sell and convey unto the said
Sadie C. Higgins and to her heirs and assigns,
the following described premises, situated in the County of Madison, ~~And~~ State of Iowa, to-wit:

The North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) and the
Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section
Twenty-five (25) in Township Seventy-five (75) North, of Range
Twenty-seven (27) West of the Fifth P.M., in Madison County, Iowa,
containing in all 120 acres.

Grantor Henry J. Higgins is a son of John C. Higgins, who
died testate at Davenport, Iowa on December 10, 1936 and whose
estate is being administered in Scott County Iowa District Court
in Probate proceeding No. 16749.

U. S. REVENUE TAX \$.55
9-11-40
Affixed and Cancelled

And I do hereby covenant with the said Sadie C. Higgins
that I am lawfully seized of said premises; that they are free from encumbrance;
that I 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 I do hereby covenant to warrant
and defend the said premises against the lawful claims of all persons whomsoever.
~~And I do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever~~

And the grantor aforesaid hereby relinquishes all contingent rights, including dower
and homestead, which he has in and to the said described premises.

Signed this 11th day of September A. D. 1940

IN PRESENCE OF

--

Henry J Higgins

STATE OF IOWA, Scott COUNTY, ss.

On this 11th day of September A. D. 1940, before me, James J. Lamb
Notary Public within and for Scott County, State of Iowa, personally ~~and~~ appeared Henry J. Higgins (unmarried)

known to me to be the person named in and who executed the foregoing
instrument as grantor, and acknowledged that he executed the same as his
voluntary act and deed for the purposes expressed

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal
of the date last above written

James J. Lamb

Notary Public within and for Scott County, State of
Iowa.
My commission expires July 4, 1942