

DEED RECORD, No. 75, MADISON COUNTY, IOWA

J. H. WELCH PRtg. CO., DES MOINES 7609

*

Ida J. Robinson

TO

Myra Black

Filed for Record this 24 day of June

A. D. 1941, at 4:51 o'clock P. M.

WARRANTY DEED.

#3809 Pearl E. Shetterly

Recorder.

By Deputy.

Recording Fee, \$.50

KNOW ALL MEN BY THESE PRESENTS, That

Ida J. Robinson, a widow and unmarried,

of the County of Madison and State of Iowa in consideration of the sum of

One Dollar and other valuable consideration ~~xxx~~ ^x DOLLARS,

in hand paid by Myra Black

of Madison County, State of Iowa do hereby sell and convey unto the said

Myra Black

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

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section
Twenty-nine (29), in Township Seventy-five (75) North, of
Range Twenty-seven (27) West of the 5th P.M.

This conveyance is made subject to the administration of the Estate of C.J. Robinson, Deceased, and subject to the grantor herein acquiring absolute title to the mortgage which covered said real estate at the time of the death of C.J. Robinson. In the event that the grantor herein does not obtain complete title to said mortgage through the administration of the Estate of C.J. Robinson, Deceased, then this deed is to be of no force and effect. The grantee herein, in consideration of the cancellation of said mortgage, and as an express condition of this conveyance, hereby agrees to pay to the grantor herein as long as she may live, the sum of \$270.00 on the first day of February of each year hereafter. These annual payments are made a lien against the real estate herein conveyed, and in the event the grantee herein fails, neglects and refuses to make said annual payment, then this conveyance, at the election of the grantor, shall be absolutely inoperative, cancelled and of no force and effect whatsoever. These annual payments shall continue as long as the grantor lives, and the last payment is to be made to the estate of the grantor on February 1st immediately following the death of the grantor.

And I hereby covenant with the said Myra Black

that I hold said premises by good and perfect title; 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, except unpaid taxes of record.

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

And the said - - - - -

hereby relinquishes her right of dower in and to the above described premises.

Signed this 23rd day of June A. D. 1941

IN PRESENCE OF

Ida J Robinson

STATE OF IOWA, Madison COUNTY, ss.

On this 23rd day of June A. D. 1941, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came

Ida J. Robinson, a widow and unmarried,

personally to me known to be the identical person whose name is affixed to the above instrument as grantor, and acknowledged the execution of the same to be her voluntary act and deed for the purposes therein expressed.

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



Shirley A. Webster

Notary Public within and for Said County,

