

DEED RECORD, No. 75, MADISON COUNTY, IOWA

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

Ida J. Robinson
TO
Ray N. Robinson

Filed for Record this 24 day of June
A. D. 1941, at 4:54 o'clock P. M.
WARRANTY DEED.
#3810 Pearl E. Shetterly Recorder.
By Wilma M. Wade 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
in hand paid by Ray N. Robinson
of Madison County, State of Iowa do hereby sell and convey unto the said
Ray N. Robinson

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

The Southeast Quarter (1/4) of the Northeast Quarter (1/4); the Northeast
Quarter (1/4) of the Southeast Quarter (1/4), and all that part of the Southeast
Quarter (1/4) of the Southeast Quarter (1/4) lying North of the public highway running
East and West through said last described forty-acre tract; all in Section Six (6),
in Township Seventy-four (74) 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 con-
dition of this conveyance, hereby agrees to pay to the grantor herein as long as she may live,
the sum of \$315.00 on the first day of February of each year hereafter. These annual pay-
ments 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 Ray N.Robinson
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 his 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.

Shirley A. Webster

Notary Public within and for Said County,

