

Deed Record No. 72, Madison County, Iowa

Hugh G. Patton and wife
To
Madison County State Bank

1560
Fee \$.50

Filed for record the 3d day of May
A.D.1935 at 4:00 o'clock P.M.
Valda C. Bishop, Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Hugh G. Patton grantor and Eva S. Patton spouse of said grantor of the County of Madison, and State of Iowa, in consideration of the sum of One Dollar and other valuable consideration Dollars in hand paid by MADISON COUNTY STATE BANK, WINTERSSET, IOWA. grantee of Madison County, State of Iowa, do hereby Sell and Convey unto the said Grantee the following described premises, situated in the County of Madison and State of Iowa, to-wit:

The South West Quarter ($\frac{1}{4}$) of the South West Quarter ($\frac{1}{4}$) of Section Eight (8) and a tract of land described as follows:- Commencing at the South West corner of the South East Quarter ($\frac{1}{4}$) of the South West Quarter ($\frac{1}{4}$) of Section Eight (8), running thence North on the West line of said Forty acre tract, 10.68 chains, thence South, 45° East, 3.50 chains, thence South, 3 $\frac{1}{2}$ ° West 3 chains, thence South, 20° East, 3.33 chains, thence South 12 $\frac{1}{2}$ ° East, to the intersection of the South Line of said Forty acre tract, thence West to the place of beginning; and the North Twenty-six (26) acres of the East Half ($\frac{1}{2}$) of the East Half ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$): and all that part of the West Half ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$) of the North East Quarter ($\frac{1}{4}$) and of the North West Quarter ($\frac{1}{4}$) of the North East Quarter ($\frac{1}{4}$) lying and being on the North and East side of the center of the main channel of Middle River, of Section Eighteen (18); and the North West Quarter ($\frac{1}{4}$) of the North West Quarter ($\frac{1}{4}$) of Section Seventeen (17), and a tract of land described as follows:- Commencing at the North West corner of the North East Quarter ($\frac{1}{4}$) of the North West Quarter ($\frac{1}{4}$) of Section Seventeen (17), running thence East to the center of Middle River, thence in a Southwesterly direction to a point where said river crosses the West line of said North East Quarter ($\frac{1}{4}$) of the North West Quarter ($\frac{1}{4}$), thence North to the place of beginning; also a tract described as follows:- Commencing at the South East Quarter ($\frac{1}{4}$) of Section Seven (7), running thence East on the South line of said Forty acre tract 696.7 feet to the center of the public highway, thence North 33° 40' West, 260.5 feet, thence North, 80° 49' West, 458.9 feet, thence South 62° 36' West, 119 feet to the West line of said Forty acre tract, thence South to the place of beginning, all of said land lying and being in Township Seventy-five (75) North, of Range Twenty-eight (28) west of the 5th P.M., containing 144 acres, more or less.

This deed is made subject to two mortgages to the American Trust Co., one for \$5,000.00 and the other for \$3,000.00, and a mortgage of \$6,828.25 to the Madison County State Bank. And said grantor hereby covenants with the said grantee, that he holds said premises by good and perfect title, that he has good right and lawful authority to sell and convey the same; that the same are free and clear of all liens and incumbrances whatsoever, except as above specified.

And said grantor covenants to WARRANT and DEFEND the said premises against the lawful claims of all persons whomsoever, except as above specified.

And the above named spouse, of the said grantor hereby relinquishes rights of dower in and to the above described premises.

Signed this 17th day of December A.D.1931.

Hugh G. Patton
Eva S. Patton

STATE OF IOWA) ss.
COUNTY OF MADISON)

On this 19th day of December A.D.1931 before ^{me} H.C.Fosher, a Notary Public in and for Madison County, Iowa, personally appeared Hugh G. Patton grantor and Eva S. Patton spouse of grantor 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.

NOTARIAL
SEAL

H.C.Fosher
Notary Public in and for said County