

Deed Record No. 72, Madison County, Iowa

George W. Austin & Wife

#2447

Filed for record the 9th day of July
A.D. 1935 at 3:50 o'clock P.M.

TO

Fee \$.60



Viola Brand

Valda E. Bishop,

Recorder

SPECIAL WARRANTY DEED

THIS INDENTURE, Made on the 11th day of June A.D. One Thousand Nine Hundred and Thirty five by and between George W. Austin and Laura J. Austin, his wife of Union County, Iowa, parties of the first part, and Viola Brand of the County of Madison and State of Iowa, party of the second part;

WITNESSETH, That the said parties of the first part, in consideration of the sum of One and no/100 Dollars, to them paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said party of the second part, her heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of Madison and State of Iowa, to-wit: All

The North-west Quarter of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-eight (28) West, except one acre in the Northwest corner thereof being Sixteen (16) rods East and West and Ten (10) rods North and South.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the Rights, Privileges, Appurtenances and Immunities thereto belonging, or in any wise appertaining unto the said party of the second part, and unto her heirs and assigns, Forever : the said

George W. Austin and Laura J. Austin

hereby covenanting that they are lawfully seized of an indefeasible Estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim and that they will Warrant and Defend the Title to the said premises unto/ the said party of the second part, and unto her heirs and assigns, Forever, against the lawful claims and demands of all persons claiming under by or through said Grantor, but against no other person or persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal, the day and year first above written.

Signed, Sealed and Delivered in Presence of

.....

George W. Austin (Seal)
Laura J. Austin (Seal)

STATE OF MISSOURI, } ss.
County of Andrew)

On this 11th day of June 1935, before me personally appeared George W. Austin and Laura J. Austin, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Andrew county, Missouri the day and year first above written.

My term of office as a Notary Public will expire Oct 18th 1938

(NOTARIAL SEAL)

Ida M. Booher, Notary Public

C E R T I F I C A T E

STATE OF MISSOURI)
COUNTY OF ANDREW) ss.

Office of the Clerk of the County Court.

I HEREBY CERTIFY, That Ida M. Booher who has hereunto subscribed his name, was at

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

the time of so doing, a NOTARY PUBLIC in and for the County aforesaid, duly commissioned and sworn, and that I believe his signature thereto to be genuine.

His commission was dated on the 18th day of Oct, 1934 and will expire on the 18 day of Oct 1938

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of my office, as Clerk of the County Court for the County aforesaid, this 11th day of June, 1935

(COURT SEAL)

COMPARED

C.F. Beahm Clerk

By Ernest Brand D.C.