

Deed Record No. 72, Madison County, Iowa

H.H.Bates
To#3963
Fee \$.50Filed for record the 4 day of
Nov. A.D.1935 at 2:40 o'clock
P.M.

Albert Mausnest

Valda C. Bishop, Recorder

WARRANTY DEED

THIS DEED, Made this 28th day of October, 1935, by and between H.H.Bates, a single man of Madison County, State of Iowa, first party and Albert Mausnest of Scott County, State of Iowa, second party, WITNESSETH: That the first party for the consideration of One Dollar ^{good and} and other valuable consideration paid by the second party have sold, and hereby GRANT, BARGAIN, SELL, AND CONVEY to said second party, his heirs and assigns, the following described real estate, situated in Madison County, in the State of Iowa, to-wit:

A tract of land described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section Nineteen (19), in Township Seventy-five (75) North, of Range Twenty-six (26), West of the 5th P.M., running thence North 55 rods to Jones Creek; running thence in a Northwesterly direction along the meanderings of said Creek to the Northwest corner of said 40 acre tract; thence South 80 rods; thence East 80 rods to place of beginning, containing 35 acres, more or less. Also, the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M.

The consideration for this conveyance is the cancellation of the debt evidenced by promissory note for \$2,000.00 dated April 12, 1928, made by William E. Colclazier and Ida Colclazier to Jebens & Butenschoen, secured by mortgage on the above described real estate bearing even date with said note, and recorded July 21, 1928, in Book 80 of Real Estate Mortgages on page 318 of the records in the office of the Recorder of Madison County, Iowa which note and mortgage are now owned and held by the grantee above named.

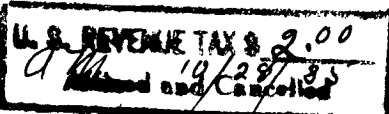
Possession to be given March 1, 1936, 1935 crops to be retained by first party.

All right of homestead, contingent interest known as dower, or other right of any description, had, owned, or in expectancy by any of said grantors, is hereby released and conveyed

TO HAVE AND TO HOLD the same to said second party his heirs and assigns, forever. And parties of the first part represent to and covenant with second party that they have good right to sell and convey said premises, that the same are free from incumbrance, except as above stated, and that they will warrant and defend the title thereto against all persons whomsoever.

Dated and executed the day and year first above written. H.H.Bates (Seal)

STATE OF IOWA, County of Madison, SS



On this 28th day of October, 1935, before me, the undersigned, a Notary Public in and for said County, personally appeared H.H.Bates, a single man to me known to be the identical person named in and who executed the foregoing instrument as grantor, and acknowledged that he executed the same as his voluntary act and deed.

J.W.McKee

Notary Public, Madison County, Iowa.

