

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

W.A. Harwood
TO#4203
Fee \$.60Filed for record the 23 day of
Nov. A.D. 1935 at 3:45 o'clock P.M.

John Kirsch

Valda C. Bishop, Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:- That I, W.A. Harwood, single of the County of Madison and State of Iowa, in consideration of the sum of One Hundred and no/100 (\$100.00) Dollars of Madison County, State of Iowa, do hereby Sell and Convey unto the said John Kirsch and other good and sufficient considerations, in hand paid by John Kirsch, the following described premises situated in the County of Madison and State of Iowa, to-wit:-

All of the North West Quarter ($\frac{1}{4}$) of the North East Quarter ($\frac{1}{4}$) lying North of Deer Creek, containing Five (5) acres more or less; of section Twenty (20) and the South East Quarter ($\frac{1}{4}$) of section Seventeen (17); and the West Half ($\frac{1}{2}$) of the South West Quarter ($\frac{1}{4}$) of section Sixteen (16), excepting therefrom four (4) acres described as follows:- Commencing at the North East corner of the North West Quarter ($\frac{1}{4}$) of the South West Quarter ($\frac{1}{4}$) of said section Sixteen (16) running thence West Eleven (11) rods, thence Southwest Forty-five (45) rods, thence East Twenty-two (22) rods, thence North to the place of beginning, and reserving a passageway not exceeding twelve (12) feet wide along the South bank of the Creek, from the public highway to the north line of said West Half ($\frac{1}{2}$) of the South West Quarter ($\frac{1}{4}$); and the South West Quarter ($\frac{1}{4}$) of the North East Quarter ($\frac{1}{4}$) of section Nine (9); and the South Fifty (50) acres of the South East Quarter ($\frac{1}{4}$), excepting two and 78/100 (2.78) acres for Railroad right of-way, of section Ten (10); and the East Half ($\frac{1}{2}$) of the North East Quarter ($\frac{1}{4}$), excepting Eight and 28/100 (8.28) acres for Railroad Right-of-way, of section Fifteen (15); All in Township Seventy-four (74) North, of Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 399.94 acres, more or less.

This deed is made subject to a mortgage by grantor to the Federal Land Bank of Omaha, Nebraska, dated February, 5, 1934, for the sum of \$3200.00, recorded in Book "84" on page 104, of Mortgages in this County, and also a Commissioners Loan dated January, 24, 1935, for the sum of \$6000.00 and recorded in Mortgage record "84" on page 575, of Mortgage Records of Madison County, Iowa, which grantee herein assumes and agrees to pay together with all interest after this date, and also the last half ($\frac{1}{2}$) of the taxes on said land for the year of 1934. Possession under this deed to be given on March, 1, 1936.

And I hereby covenant with the said John Kirsch 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 as above stated. And I covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as above stated.

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And the said W.A. Harwood, is a single man.

Signed this 23rd day of November, A.D. 1935.

W.A. Harwood

State of Iowa) ss:

County of Madison)

On this 23rd day of November, A.D. 1935, before me S.A. Hays, a Notary Public within and for Madison County, State of Iowa, personally came W.A. Harwood, an unmarried man, 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 purposes therein expressed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my Seal of Office on the date last above written.

NOTARIAL
SEAL

S.A. Hays,

Notary Public in and for Madison County,
Iowa.