

Deed Record No. 72, Madison County, Iowa

FRED L. NIBLO & WIFE

#2432

Filed for record the 10 day of June
A. D. 1936 at 10:20 o'clock A. M.

70

Fee \$3.50 ✓

MUTUAL BENEFIT LIFE INS. CO.

Valda C. Bishop, Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

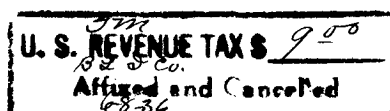
That FRED L. NIBLO and NETTIE A. NIBLO, his wife, of the County of Madison and State of Iowa, in consideration of the sum of One Dollar (\$1.00), in hand paid, by THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, of the County of Essex, State of New Jersey, do hereby Sell and Convey to said The Mutual Benefit Life Insurance Company, and to its successors and assigns, the following described premises, situated in the County of Madison, State of Iowa, to-wit:

The South Half of the Southwest Quarter (S $\frac{1}{2}$ of SW $\frac{1}{4}$) of Section Sixteen (Sec. 16), in Township Seventy-six (Twp. 76) North of Range Twenty-nine (Rge. 29) West of the 5th Principal Meridian, containing Eighty (80) acres, more or less.

As additional consideration for the execution and delivery of this deed, the parties hereto agree that the acceptance hereof by the grantee shall constitute a release of the grantors from personal liability for the payment of the indebtedness secured by a mortgage executed by Fred L. Niblo and Nettie A. Niblo, of record in Book 62, on Page 591, of the Mortgage Records of Madison County, Iowa, this conveyance being made expressly subject to said mortgage with the express agreement on the part of the parties hereto that the said mortgage shall not merge in the title but shall remain a lien separate and distinct from the legal title, and may be foreclosed at any time that the grantee herein may see fit.

And the grantors do hereby covenant with the said grantee that they are lawfully seized of said premises, that the above described real estate is free from encumbrance, except as above stated; that they have good right and lawful authority to sell and convey same; and they do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever. And the grantors aforesaid hereby relinquish all contingent rights, including dower and homestead, which they have in and to the said described premises

IN WITNESS WHEREOF, the grantors have hereunto set their hands this 19th day of February, A. D. 1935. _____



Fred L. Niblo
 Nettie A. Niblo

STATE OF IOWA,) SS.
MADISON COUNTY

On this 19th day of February, A. D. 1935. before me, C. L. Montgomery, a Notary Public in and for Madison County, Iowa, personally appeared FRED L. NIBLO and NETTIE A. NIBLO, his wife, to me known to ^{be} the identical persons named in and who executed the foregoing instrument and acknowledged that ~~they~~^{they} executed the same as their voluntary act and deed.

NOTARIAL
SEAL

O. L. Montgomery
Notary Public in and for Madison County, State of
Iowa.