

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

The Mutual Benefit Life Ins, Co

#3810

Filed for record the 25 day of
September A.D.1936 at 8;40 o'clock
A.M.

To

Fee \$.50 ✓

Edwin G. Phillips et ux

Valda C. Bishop, Recorder

D E E D

THIS INDENTURE, made this twenty-fourth day of June in the year of Our Lord OneThousand
Nine Hundred and Thirty-six BETWEEN The Mutual Benefit Life Insurance Company, a cor-
poration under the laws of the State of New Jersey, located at the City of Newark, in the
County of Essex, and State of New Jersey, of the first part, AND Edwin G. Phillips and
Zelma Phillips, his wife, of the County of Madison and State of Iowa, of the second part;

WITNESSETH, That the said party of the first part, in consideration of the sum of
Five Thousand Dollars, to it duly paid, does hereby grant, bargain, sell, convey and con-
firm to the said party of the second part, their heirs and assigns, all the following de-

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scribed real estate situate in the County of Madison and State of Iowa to wit:

The East One Hundred (100) acres of the Northeast quarter of Section 36, Township 74 North of Range 27 West of the 5th P.M.

Being a part of the same premises conveyed to the party of the first part by A.E.Null, Sheriff of Madison County, by Sheriff's Deed dated April 2nd, 1936, and recorded on April 4th, 1936, in Book 72 of Deeds for Madison County, Iowa, page 234.



Subject to rights-of-way, if any, for public roads or other purposes, heretofore laid out or established, and any other easement now existing over and across any part of the above described premises.

This conveyance is made expressly subject to the second half of the taxes assessed or to be assessed, for the year 1935 and thereafter; and to any special taxes or assessments now a lien but not yet payable, and to any instalments of any special taxes now a lien but not yet payable, and to any special taxes or assessments to be imposed hereafter; and to the rights of tenants, if any.

TOGETHER with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said party of the first part does hereby covenant and agree, that it will Warrant and Defend the same in the quiet and peaceable possession of the said party of the second part, their heirs and assigns forever, against all persons whomsoever lawfully claiming the same, from or under it and not otherwise.

IN WITNESS WHEREOF, The said party of the first part has caused this deed to be signed by its Vice President, and its common seal to be affixed, the day and year first above written.

Attest

Mary A. Lucas
Asst. Secretary

(CORPORATE SEAL)

The Mutual Benefit Life Insurance Company

By Herman G. Hornfeck Vice President

State of New Jersey,)
County of Essex.) ss.

On this 26th day of June, A.D.1936, before me, a Notary Public in and for said County, personally appeared Herman G. Hornfeck to me personally known, who being by me duly sworn, did say that he is the Vice President of The Mutual Benefit Life Insurance Company, the grantor named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Herman G. Hornfeck acknowledged said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed.

NOTARIAL
SEAL

Herbert L. Thowless
Notary Public in and for said County.
Herbert L. Thowless
Notary Public of New Jersey
My commission expires March 20, 1939.

Filed
MAR.