

Deed Record No. 72, Madison County, Iowa

Lois Anna Hemphill & Husb.

#4991

Filed for record the 26 day of
December A.D.1936 at 2:30 o'clock
P.M.

To

Fee \$.50 ✓

Menlo Savings Bank

Valda C. Bishop, Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Lois Anna Hemphill and W.J.Hemphill, her husband of the County of Dallas and State of Iowa in consideration of the sum of One Dollar and Other Valuable Considerations in hand paid by Menlo Savings Bank of Guthrie County and State of Iowa do hereby SELL and CONVEY unto the said Menlo Savings Bank the following described premises situated in the County of Madison and State of Iowa, to-wit:

The South Half ($S\frac{1}{2}$) of the Fractional Southwest Quarter
(Fr SW $\frac{1}{4}$) of Section Seven (7), Township Seventy-seven (77)
North, Range Twenty-nine (29), West of the Fifth P.M. in
Madison County, Iowa.

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 and any other persons obligated therefor, from personal liability for the payment of the indebtedness secured by said mortgage which appears of record in Book 83, at Page 419 Mortgage Records of Madison County, Iowa; but this conveyance is made expressly subject to said mortgage with the agreement of the parties hereto that the said mortgage shall not merge in the title but shall remain in full force and effect as a lien separate and distinct from the legal title and may be enforced and foreclosed at any time hereafter at the election of the grantee.

And We hereby covenant with the said Menlo Savings Bank that we hold said premises by good title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and encumbrances whatsoever, except one certain first mortgage now upon said premises in the sum of \$3963.40, with accrued interest; also all unpaid taxes, all tax sales against said real estate, to which this deed is made subject.

And We 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 or homestead which W.J.Hemphill has in and to said premises.

Signed this 8th day of December, A.D.1936.

Lois Anna Hemphill
W.J.Hemphill

STATE OF IOWA, County of Dallas,ss.

On this 8th day of December A.D.1936, before me, Allen T. Percy, a Notary Public in and for the County of Dallas, State of Iowa, personally appeared Lois Anna Hemphill and W.J.Hemphill, her husband to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

In Witness Whereof, I have hereunto signed my name and affixed my Notarial Seal, the day and year last above written.
(Notarial Seal)

Allen T. Percy
Notary Public in and for Dallas County, State of Iowa

(This acknowledgment complies with Sec.
10103 Iowa Code and court decisions of 1927.)

