

Deed Record No. 72, Madison County, Iowa

Dora Jones	#1681	Filed for record the 15 day of
To	Fee \$.50 ✓	April A.D.1937 at 11:30 o'clock
Sophia Kohrs		A.M.
	<u>WARRANTY DEED</u>	Valda C. Bishop, Recorder

Know All Men by These Presents, That Dora Jones, a widow of Polk County and State of Iowa in consideration of the sum of One Dollar Dollars, in hand paid by Sophia Kohrs of Scott County, State of Iowa do hereby sell and convey unto the said Sophia Kohrs and to her heirs and assigns, the following described premises, situated in Madison County, State of Iowa, to-wit:

The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the West half of the Northwest Quarter (W. $\frac{1}{2}$ of NW $\frac{1}{4}$) of Northeast Quarter (NE $\frac{1}{4}$) Section Eight (8), Township Seventy-five (75) North Range Twenty-six (26) West of the 5th P.M.

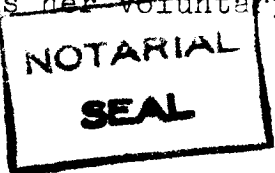
U. S. REVENUE TAX \$ 300
2-27-37
Affixed and Collected

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 grantor from personal liability for the payment of the indebtedness secured by a mortgage executed by Dora Jones to Jehens & Butenschoen, said mortgage having been dated February 12, 1927 and recorded in Book "77" page 612, 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. Possession of said premises to be given March 1, 1937.

And I do hereby covenant with the said Sophia Kohrs that I lawfully seized of said premises; that they are free from encumbrance; except said mortgage and unpaid taxes against said land that I have good right and lawful authority to sell and convey the same; and I do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever. And the grantor aforesaid hereby relinquish all contingent rights, including dower and homestead, which she may have in and to the said described premises.

Signed the 27 day of February A.D.1937.
In presence of Dora Jones
STATE OF IOWA, Polk County, ss.

On this 27th day of February A.D.1937, before me, Jno N. Hartley, a Notary Public in and for Polk County, State of Iowa, personally appeared Dora Jones to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



Jno. N. Hartley
Notary Public in and for Madison County, State of Iowa, with certificate of appointment on file in Polk County, Iowa.