

401
Deed Record No. 72, Madison County, Iowa

S. C. Ridout and Wife

#2980

Filed for record the 23 day of June
A. D. 1937 at 10:18 o'clock A. M.,

To

Fee \$.60

Joe Lindburg

Valda C. Bishop, Recorder

WARRANTY DEED

Know all Men by These Presents, That S. C. Ridout and Carrie M. Ridout, husband and wife of Madison County and State of Iowa in consideration of the sum of One dollar and other valuable consideration DOLLARS, in hand paid by Joe Lindburg of Scott County, State of Iowa do hereby sell and convey unto the said Joe Lindburg and to his heirs and assigns, the following described premises, situated in Madison County, State of Iowa, to-wit:

The Southeast quarter (SE $\frac{1}{4}$) of the northwest quarter (NW $\frac{1}{4}$) of section 23, except a tract described as follows: Commencing in the northwest (NW) corner of said 40 acre tract and running thence east thirteen (13) rods and sixteen (16) links, thence south twenty (20) rods, thence in a southwesterly direction to a point on the west line of said forty (40) acre tract fifty-four (54) rods south of the place of beginning, thence north to the place of beginning; also the south forty-nine (49) acres of the west one-half (W $\frac{1}{2}$) of the northeast quarter (NE $\frac{1}{4}$) of section twenty-three, (23), except a tract in the southwest (SW) corner thereof nine (9) rods east and west and two (2) rods north and south, all in township seventy-five (75) north of range twenty-nine (29), West of the fifth (5th) p. M., subject to liens and encumbrances of record. Neither the conveyance made by this deed nor the acceptance thereof by the grantee herein, are intended to merge the lien of the mortgage recorded on page 405, in book 65, of real estate mortgages, in the office of the County Recorder of Madison County, Iowa, to which this deed is made subject, with the title and interest in this deed conveyed. Nor shall this deed be considered the payment of the debt by said mortgage secured, save that the personal liability of S. C. Ridout and Carrie M. Ridout thereon, is hereby released.

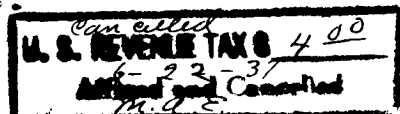
And we do hereby covenant with the said Joe Lindburg that we are lawfully seized of said premises; that they are free from encumbrance except as above stated; that we have good right and lawful authority to sell and convey the same; and we do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

And the grantor aforesaid hereby relinquish all contingent rights, including dower and homestead, which they have in and to the said described premises.

Signed the 10th day of April A. D. 1937

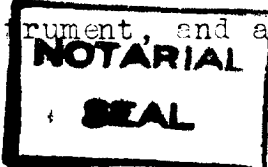
In presence of

S. C. Ridout
Carrie M. Ridout



STATE OF IOWA, MADISON COUNTY, SS.

On this 10th day of April A. D. 1937, before me, W. T. Guiher, a Notary Public in and for Madison County, State of Iowa, personally appeared S. C. Ridout and Carrie M. Ridout, husband and wife to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed. at--



W. T. Guiher
Notary Public in and for Madison County, State of Iowa.