

Deed Record No. 72, Madison County, Iowa

Margaret Haynes, widow

#4022

Filed for record the 5 day of
September A.D. 1937 at 3:18 o'clock
P.M.

To

Fee \$ 1.00

C.C. & Carrie E. Guilliams

Valda C. Bishop, Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:-

That Margaret Haynes, widow, of the County of Madison and State of Iowa, in consideration of the sum of One Dollar and other valuable consideration in hand paid by C.C. Guilliams and Carrie E. Guilliams of Madison County, State of Iowa, does hereby SELL AND CONVEY unto the said C.C. Guilliams and Carrie E. Guilliams the following described premises situated in the County of Madison and State of Iowa, to-wit:-

The South Three-fourths ($\frac{3}{4}$) of the Northeast Quarter of the North East Quarter, except a tract described as follows: commencing Twenty-two (22) rods and Six (6) feet South of the North West corner of said Forty (40) acre tract thence South Fifty Three and Fifty Three Hundredths (53.53) rods, thence East Forty (40) feet, thence North Fifty Three and Fifty-Three Hundredths (53.53) rods, thence West Forty (40) feet

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Acres-Blackmar Co. Burlington 2080

to the place of beginning; also the South East Quarter of the North East Quarter; and the South West Quarter of the North East Quarter; and a strip Sixty Six and Three-fourths ($66 \frac{3}{4}$) feet in width off the South side of the North West Quarter of the North East Quarter all in Section Sixteen (16); also all that part of the South West Quarter of the North West Quarter of Section Fifteen (15) which lies West of the Public Highway running across said land near the West end thereof and described in Road Record A of Madison County, Iowa, at Page 411 thereof; also that part of the following described tract which lies West of the same public highway running across the same near the West end thereof, to-wit: Commencing at the South West corner of the North West Quarter of the North West Quarter of said Section Fifteen (15), running thence North Thirteen (13) rods, thence East Twelve and Four-thirteenth ($12 \frac{4}{13}$) rods, thence South One and four-ninth ($1 \frac{4}{9}$) rods, thence East Twenty Seven and Nine thirteenth ($27 \frac{9}{13}$) rods, thence South Eleven and Five-ninth ($11 \frac{5}{9}$) rods, thence West Forty (40) rods to the place of beginning. Said above described land containing in all 121.2 acres more or less and all being in Township Seventy Five (75) North, Range Twenty-six (26) West of the 5th P.M. Iowa.

All that part of the South Half of the North West Quarter of Section Fifteen (15) lying East of the center of a public highway running across said described tract near the West side thereof and described in Road Record A, Page 411 thereof; also, all that part of the following described tract which lies East of the center of the same Highway running across the same near the West end thereof, to-wit: Commencing at the South West corner of the North West Quarter of the North West Quarter of Section Fifteen (15), running thence North Thirteen (13) rods, thence East Twelve and Four-thirteenth ($12 \frac{4}{13}$) rods, thence South one and Four-ninth ($1 \frac{4}{9}$) rods, thence East Twenty Seven and Nine-Thirteenth ($27 \frac{9}{13}$) rods, thence South One and four-ninth ($1 \frac{4}{9}$) rods, thence East Twenty Seven and Nine-thirteenth ($27 \frac{9}{13}$) rods, thence South Eleven and five-ninth ($11 \frac{5}{9}$) rods, thence West to the place of beginning, all the above described land being in Township Seventy Five (75) North, Range Twenty six (26) West of the 5th P.M., Iowa, containing 73 acres more or less.

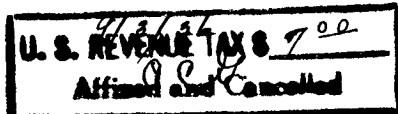
Subject to Cropper's rights under Leases during the season of 1937; which rights have been assigned to the Grantees herein;

As additional security for the execution and delivery of this Deed the Parties hereto agree that the acceptance hereof by the Grantees shall constitute a release of the Grantor from personal liability for the payment of the indebtedness secured by a mortgage executed by Margaret Haynes and husband, G.S. Haynes, now deceased, to J.F. Johnston; said mortgage having been dated the 19th day of March, 1930 and filed for record on the 22nd day of March, 1930 and recorded in Book 72 on Page 562 of Mortgage Records of Madison County, Iowa; This conveyance is 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 I hereby covenant with the said C.C. Williams and Carrie E. Williams that I hold said premises by good and perfect title; That I have good right and lawful authority to sell and convey the same; That they are free and clear of all liens and incumbrances whatsoever, except as above stated.

And I covenant to WARRANT AND DEFEND the said premises against the lawful claims of any persons whomsoever, except as above mentioned.

Signed this 18 day of June, A.D. 1937

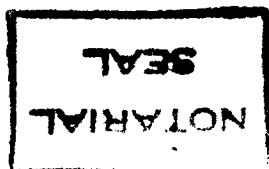
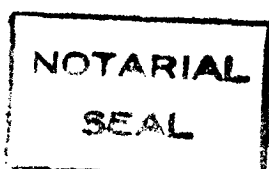


Margaret Haynes.

STATE OF IOWA)
) : SS:
MADISON COUNTY)

On this 18th day of June, A.D., 1937, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came Margaret Haynes, widow, personally known to me to be the identical person whose name is affixed to the foregoing instrument as Grantor and acknowledged the execution of the same to be her voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the date last above written.



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