

Deed Record No. 72, Madison County, Iowa

John C. Higgins

#5504

Filed for record the 18 day of
December A.D.1937 at 10;30 o'clock
A.M.

To

Fee \$.50 ✓

Sadie C. Higgins

Valda C. Bishop , Recorder

WARRANTY DEED

Know All Men by These Presents, That John C. Higgins (unmarried) of Scott County, and State of Iowa in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations in hand paid by Sadie C. Higgins of Scott County, State of Iowa do hereby sell and convey unto the said Sadie C. Higgins and to her heirs and assigns, the following described premises, situated in Madison County, State of Iowa, to-wit:

The North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$) and the Northeast Quarter of the Southwest Quarter ($NE\frac{1}{4}SW\frac{1}{4}$) of Section Twenty-five (25) in Township Seventy-five (75) North, of Range Twenty-seven (27) West of the Fifth P.M., in Madison County, Iowa, containing in all 120 acres.

Grantor John C. Higgins is a son of John C. Higgins, who died testate at Davenport, Iowa on December 10, 1936 and whose estate is being administered in Scott County Iowa District Court in Probate proceeding No. 16749. Grantor attained the age of twenty-one (21) years on December 8, 1937.

And I do hereby covenant with the said Sadie C. Higgins that I am lawfully seized of said premises; that they are free from encumbrance; 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 relinquishes all contingent rights, including dower and homestead, which he has in and to the said described premises.

Signed the 9th day of December A.D.1937.
In presence of

John C. Higgins

STATE OF IOWA, Scott County, ss.

On this 9th day of December A.D.1937, before me, James J. Lamb, a Notary Public in and for Scott County, State of Iowa, personally appeared John C. Higgins (unmarried) to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

NOTARIAL
SEAL

James J. Lamb.
Notary Public in and for Scott County, State of Iowa.
My commission expires July 4, 1939.