

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

Earl Rhoads and Wife Bessie E.

#1579

Filed for record the 23 day of
March A.D.1938 at 2;00 o'clock
P.M.

Fee \$.50 ✓

Valda C. Bishop Farver, Recorder

To

Ross Rhoads

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Earl Rhoads and wife, Bessie E. Rhoads of the County of Madison and State of Iowa, in consideration of the sum of One and 00/100 Dollars, and cancellation and release of mortgage hereinafter described and note secured, in hand paid by Ross Rhoads of Madison County, State of Iowa, do hereby SELL AND CONVEY unto the said Ross Rhoads the following described premises situated in the County of Madison and State of Iowa, to-wit:

the real estate described in and covered by said mortgage, to-wit: all the right, title and interest which the said Earl Rhoads has acquired as an heir at law of Eliza Rhoads, deceased, as well as any and all interest which he may hereafter acquire as an heir at law or devisee of Samuel S. Rhoads, in and to the following described real estate: All that part of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) lying South of Middle River; the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); the East eight (8) acres of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); also the following described tract: Commencing at a point 50 rods East of the Northwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$),

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running thence South, 1° West, 5.58 chains, thence South, 50½° West, 9.90 chains, thence South, 30° West, 9.70 chains to the Southwest corner of said Southeast Quarter (¼) of the Northeast Quarter (¼), thence North 80 rods, thence East to place of beginning; also the following described tract: Commencing at a point where the center of the public road crosses the North line of the Southeast Quarter (¼) of the Northeast Quarter (¼), thence West to a point 30 rods West of the Northeast corner of said Southeast Quarter (¼) of the Northeast Quarter (¼), thence South, 1 degree West, 5.58 chains, more or less, to a stone in the center of the highway, thence in a Northeasterly direction to place of beginning; all in Section Fourteen (14), in Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P.M.

And we hereby covenant with the said Ross Rhoads that we hold said premises by good and perfect 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 incumbrances whatsoever, except the mortgage for \$720.00 given by grantors to grantee which is recorded in Mortgage Record 84, at page 20, of Madison County, Iowa, records, which mortgage grantee agrees to release of record and surrender to grantors together with the note thereby secured.

And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, claiming by, through or under us, excepting as against said mortgage and any unpaid taxes against said real estate.

And the said Bessie E. Rhoads hereby relinquishes her right of dower in and to the above described premises.

Signed this 23rd day of March, A.D. 1938 .

In presence of

Earl Rhoads
Bessie E. Rhoads.

STATE OF IOWA)

) ss.

Madison County)

On this 23d day of March, A.D. 1938, before me, the under-

signed a Notary Public within and for Madison County, State of Iowa, personally came Earl Rhoads and wife, Bessie E. Rhoads, personally to me known to be the identical persons whose names are affixed to the above instrument as grantors and acknowledged the execution of the same to be their 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.

**NOTARIAL
SEAL**

H.C. Fosher

Notary Public Within and For Said County of Madison, State of Iowa.