

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

W.C.Southwick

#2051

Filed for record the 16 day of
April A.D.1938 at 10:30 o'clock
A.M.

To
D.W.Bates, Receiver

Fee \$.60

Valda C. Bishop Farver, Recorder

SPECIAL WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS:

That W.C.Southwick, single, of Guthrie County, Iowa, in consideration of One (\$1.00) Dollar, and other good and valuable consideration, receipt of which is acknowledged, hereby convey to D.W.Bates, Superintendent of Banking of the State of Iowa, as Receiver of the American Trust Company of Davenport, Iowa, the following described real estate, situated in Madison County, Iowa, to-wit:

Northwest Quarter of Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 13, except 5 acres described as follows:- Commencing at the SE. Corner of said 40-acre tract, running thence N. 11.43 rods, thence W. 70 rods, thence S. 11.43 rods, thence E. 70 rods, to place of beginning; also the W. 5 acres of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, and the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, and a tract of land described as follows:- Commencing at the SW. corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, running thence N. to a point 17 rods and 9 $\frac{1}{2}$ feet S. of the NW corner of said 20-acre tract, thence in a Southeasterly direction on a straight line to a point which is 16 $\frac{1}{2}$ rods E. of the NW. corner of said E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14 and 37 $\frac{2}{3}$ rods S. of the N. line thereof, thence in a Southeasterly direction on a straight line to a point which is 13 $\frac{2}{3}$ rods W. of the NE. corner of the last described 20-acre tract and 40 rods and 3 $\frac{1}{2}$ feet S. of the N. line thereof, thence in a Southeasterly direction on a straight line to a point which is 41 rods and 2 $\frac{1}{2}$ feet S. of the NE. corner of the last described 20-acre tract, thence in a Northeasterly direction on a straight line to a point which is 12 rods E. of the NW. corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 13 and 41 rods and 6 inches S. of the N. line thereof, thence in a Northeasterly direction on a straight line to a point which is 40 rods E. of the NW. corner of the last described 40-acre tract and 33 $\frac{2}{3}$ rods S. of the N. line thereof, thence in a Northeasterly direction on a straight line to a point which is 13 rods W. of the NE. corner of the last described 40-acre tract and 21 $\frac{1}{2}$ rods S. of the N. line thereof, thence in a Northeasterly direction on a straight line to a point which is 20 rods S. of the NE. corner of the last described 40-acre tract, thence S. to the SE. corner of said last described 40-acre tract, thence W. to the place of beginning, all in Twp. 76, Range 29, containing in all 96 $\frac{1}{2}$ acres more or less.

And I warrant and defend said premises against all persons claiming by, through or under me.

This conveyance is made for the purpose of strengthening the title of the same real estate which was conveyed by me and my wife, Effie G. Southwick, by Quit Claim Deed, recorded at Page 467 of Deed Record 70 of Madison County, Iowa, Records, made to L.A. Andrew, Receiver, American Trust Company of Davenport, Scott County, Iowa, to whom D.W. Bates, Superintendent of Banking of the State of Iowa, is the successor as Receiver of the American Trust Company, of Davenport, Iowa. Effie G. Southwick, who was my wife at the time of said

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previous conveyance, is now deceased.

WITNESS my hand this 13th day of April, 1938 .

STATE OF IOWA)

W.C.Southwick,

) SS:
COUNTY OF GUTHRIE)

On this 13th day of April, 1938, before me, a Notary Public in and for Guthrie County, Iowa, personally appeared W.C.Southwick, single, to me known to be the person named in and who executed the above and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed for the purposes therein expressed.



WITNESS my hand and notarial seal this 13th day of April, 1938.

J.E.Batschelet

Notary Public in and for Guthrie County, Iowa.