

Deed Record No. 72, Madison County, Iowa

Julia Pindell and Cass Pindell

#2859

To

Fee \$.50

Malissa J. Ballard

Filed for record the 24 day of
May A.D. 1938 at 2:10 o'clock
P.M.

Valda C. Bishop Parver, Recorder
Pearl E. Shetterly, Deputy

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Julia Pindell and Cass Pindell, wife and husband of Madison County, and State of Iowa in consideration of the sum of One Thousand Five Hundred and no/100 DOLLARS in hand paid by Malissa J. Ballard, Cherlo of Missoula County, and State of Montana do hereby SELL AND CONVEY unto the said Malissa J. Ballard the following described premises, situated in the County of Madison and State of Iowa, to-wit:

The Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Ten (10) Township Seventy four (74) Range Twenty nine (29) Also a road way 20 feet wide off of the South side of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section ten (10) Commencing at the section line at the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) thence East to the Southwest corner of the first above described tract of land. Also another tract of land commencing at the Southeast corner of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of section ten (10) running West 27 $\frac{1}{2}$ feet thence North 80 rods along and including the hedge fence now standing to a

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Acres-Blackmar Co. Burlington 2080

point nine feet (9) West of the Northeast corner of the said Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) thence East 9 feet, thence South 80 rods to the place of beginning in said Township 74, Range 29 5th P.M. Iowa.

And we hereby covenant with the said Malissa J. Ballard 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 from all encumbrances whatsoever. Possession under this deed is reserved by grantor until Mar. 1, 1933. Grantors to pay the taxes on above described land for the year 1932, due and payable in the year 1933.

And we covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever.

And the said Cass Pindell hereby relinquishes his right of dower in and to the above described premises. Signed the 30 day of September, A.D.1932.

Witness.	H.C.Hilbery	Julia X Pindell.	<u>Blind</u>
Witness.	Anna Smith	Cass Pindell	

STATE OF IOWA, MADISON COUNTY, ss.

BE IT REMEMBERED, That on this 30 day of September A.D.1932, before me personally appeared Julia Pindell and Cass Pindell, 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.

May Pinckney
Notary Public in and for said County.