

Deed Record No. 72, Madison County, Iowa

Rhyno Hildebrand & wife, et al

#2962

Filed for record the 10 day of
June A.D.1938 at 4:10 o'clock
P.M.

To

Fee \$.60 ✓

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

Oscar Hildebrand

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:-

That We, RHYNO HILDEBRAND and his wife, AUDREY HILDEBRAND, EVA FORD and her husband, ROY FORD, HUGH HILDEBRAND and his wife, ELIZA HILDEBRAND, MACK HILDEBRAND and his wife, NOLA HILDEBRAND, ANNA B. ALLEN and her husband, CHARLIE ALLEN, all of the County of Madison and State of Iowa, being the children and heirs-at-law, legatees and devisees of W.S. Hildebrand, Deceased, in consideration of the sum of Fifteen Hundred (\$1500.00) Dollars, in hand paid by OSCAR HILDEBRAND of the County of Madison and State of Iowa, do hereby SELL AND CONVEY unto the said OSCAR HILDEBRAND, an Undivided 5/6 interest of the said Grantors in the following described premises, belonging to the estate of W.S. Hildebrand, Deceased, situated and lying in the County of Madison and State of Iowa, to-wit:

The following described tract of land, to-wit: Commencing at the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence West on the Section line 84.0 feet, thence North 410.5 feet, thence West 172.5 feet, thence South 82° 27' West 570.0 feet, thence North, 8° 15' West, 599 feet to the center line of the main channel of North River, thence down the middle of said River by a line which is 50 feet from and parallel with the following described meander line which is measured on the South or right-hand bank thereof, to-wit: North, 74° 2' East, 151.4 feet, thence South 74° 13' East, 247.6 feet, thence North 65° 36' East, 567.1 feet to the East line of said 40-acre tract, thence North, 66° 41' East, 288.2 feet, thence North, 34° 30' East, 240.3 feet, thence North, 2° 29' West, 95.7 feet, thence North 46° 28' West, 355.8 feet, thence North 57° 37' East, 110.3 feet, thence South 68° 7' East, 108.4 feet,

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

thence South 41° 23' East, 206.5 feet, thence North, 74° 0' East, 162.8 feet, thence North 29° 31' East, 323.6 feet, thence North, 2° 48' East 282.7 feet to a point which is 795.3 feet East and 2,251.5 feet North of the place of beginning, thence from the middle of said North River South 2,251.5 feet to a stone set by Stewart on the Section line, thence West on the Section line 795.3 feet to the place of beginning, containing 42.65 acres more or less, all as shown by a plat of said land recorded in Land Plat Book 1, page 72, of the records in the office of the Recorder of Madison County, Iowa.

The said Grantors, and the Grantee, Oscar Hildebrand, are the only children and heirs-at-law of W.S.Hildebrand, Deceased, and the only legatees, devisees and beneficiaries under the terms of the Last Will and Testament of W.S.Hildebrand, Deceased.

And we hereby covenant with the said Oscar Hildebrand 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.

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

And the said Audrey Hildebrand, Roy Ford, Eliza Hildebrand, Nola Hildebrand and Charlie Allen hereby relinquish their right of dower in and to the above described premises.

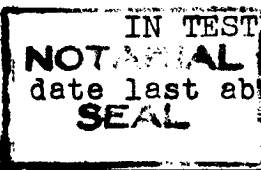
Signed this 10th day of June A.D.1938.

Charlie Allen
Anna B. Allen
Roy Ford
Eva Ford
Mack Hildebrand

Nola Hildebrand
Rhyno Hildebrand
Audrey Hildebrand
Hugh Hildebrand
Eliza Hildebrand

STATE OF IOWA :
:SS
MADISON COUNTY :

On this 10th day of June A.D.1938, before me, the undersigned, a Notary Public within and for Madison County, State of Iowa, personally came, Rhyno Hildebrand and his wife, Audrey Hildebrand, Eva Ford and her husband Roy Ford, Hugh Hildebrand and his wife, Eliza Hildebrand, Mack Hildebrand and his wife, Nola Hildebrand, Anna B. Allen and her husband, Charlie Allen, 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.



Phil R. Wilkinson
Notary Public In and For Said County.