

Deed Record No. 72, Madison County, Iowa

Acres-Blackmar Co. Burlington 2080

The Northwestern Mutual Life Insurance Co. #3530

To

Fee \$. 70

Ralph J. and Sarah J. Emerson

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 Filed for record the 20 day of
 July A.D. 1938 at 11:15 o'clock
 A.M.

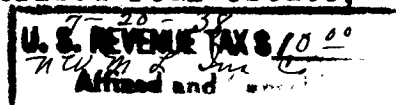
Valda C. Bishop Farver, Recorder
 Pearl E. Shetterly, Deputy
 5688- Young

WARRANTY DEED

THIS INDENTURE, Made the 15th day of June, A.D. 1938, between The Northwestern Mutual Life Insurance Company, a corporation organized and existing under the laws of Wisconsin, and having its principal place of business at Milwaukee, Wisconsin, party of the first part, and Ralph J. Emerson and Sarah J. Emerson, his wife, of Peru, Madison County, Iowa, as joint tenants and not as tenants in common, parties of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten thousand (10,000) dollars, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, hath given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents doth give, grant, bargain, sell, remise, release, alien, convey and confirm, unto the said parties of the second part, and the survivor of them, his or her heirs and assigns forever, the following described real estate, situated in the County of Madison and State of Iowa, to-wit:

The north half of the southwest quarter and the southeast quarter of the southwest quarter of Section thirty-two (32), in Township seventy-five (75) north, of Range twenty-seven (27) west of the Fifth Principal Meridian.



Together with all and singular the hereditaments and appurtenances thereto belonging or appertaining, but subject to highways and to restrictions and easements of record, if any; and together with all the estate, right, title, interest, claim or demand whatsoever of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises.

This conveyance is made in fulfillment of the terms of that certain land contract dated January 25, 1927, by and between the parties hereto.

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto the said parties of the second part, and to the survivor of them, his or her heirs and assigns forever.

And the said The Northwestern Mutual Life Insurance Company, for itself, its successors and assigns, hereby covenants to and with the said parties of the second part, and the survivor of them, his or her heirs and assigns, that it is well seized of an estate in fee

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simple in the premises as above described, that it has good right to convey the same and that said premises are free and clear from all incumbrances whatever, except those that may have accrued or become liens on or subsequent to January 25, 1937, and except taxes and special assessments, if any; and the said party of the first part hereby Warrants and Agrees to Defend the above bargained premises in the quiet and peaceable possession of the said parties of the second part, and the survivor of them, his or her heirs and assigns, against any person lawfully claiming the whole or any part thereof, except as to liens or claims not incurred or permitted by it since and including January 25, 1937, and except unpaid taxes and special assessments, if any.

IN WITNESS WHEREOF, said The Northwestern Mutual Life Insurance Company of Milwaukee, Wisconsin, has caused its corporate seal to be hereunto affixed, and these presents to be executed by H.D. Thomas, Vice President thereof, and attested by its Assistant Secretary the day and year first above written, pursuant to authority duly conferred on such officers by its Board of Trustees.

(Corporate Seal)

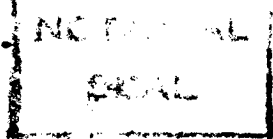
IN PRESENCE OF
M. Kiekhofer
L. Schabarum

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY

By H.D. Thomas Vice President
Attest: R.L. Armstrong Assistant Secretary

STATE OF WISCONSIN,)
 (ss.
County of Milwaukee)

On this 24th day of June, A.D. 1938, before me appeared H.D. Thomas and R.L. Armstrong, Vice President and Assistant Secretary, respectively, of The Northwestern Mutual Life Insurance Company, who are personally to me known and known to me to be such Vice President and Assistant Secretary and to be the same persons who, as such officers, executed the foregoing instrument of writing in the name of said corporation and duly and severally acknowledged the execution thereof as the free act and deed of said corporation. And then and there the said H.D. Thomas and R.L. Armstrong, being by me first duly sworn, did say, each for himself, that the said H.D. Thomas is Vice President and the said R.L. Armstrong is Assistant Secretary of The Northwestern Mutual Life Insurance Company, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in its behalf by authority of its Board of Trustees.



Margaret Kiekhofer
Notary Public, Milwaukee County, Wisconsin.
My Commission expires June 4, 1939.