

Town Lot Deed Record, No. 152, Scott County

Ada C. Phelps and husband)
 to
 Jean P. Kaufmann) Warranty Deed

No. 5832 Recording Fee 75¢ Paid
 Filed for record September 4th
 A.D. 1941 at 3:55 o'clock P.M.
 Benj. Zoeckler, Recorder
 By *Minnie E. Carlson* Deputy

KNOW ALL MEN BY THESE PRESENTS, That Ada C. Phelps and G.A. Phelps, her husband, of Scott County, State of Iowa, in consideration of the sum of One (\$1.00) Dollar and other valuable consideration in hand paid by Jean P. Kaufmann, of Scott County, State of Iowa, do hereby sell and convey unto the said Jean P. Kaufmann, and to her heirs and assigns, the following described real estate, situated in Scott County and State of Iowa, to-wit:

Part of the South $\frac{1}{8}$ of the N.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Sec. 18, in Twp. 78 N.
 Rng. 4 East of the 5th P.M., in the City of Davenport, Iowa, more particularly
 described as follows:-

Beginning at the Northwest corner of the S.E. $\frac{1}{4}$ of said section; thence
 running South along the West line of the S.E. $\frac{1}{4}$ of said section and along the
 center line of Jersey Ridge Road 844 feet to a point which is the Point of
 Beginning of the tract herein described; thence from said point of beginning
 running East parallel with the North line of the S.E. $\frac{1}{4}$ of said section 320 feet;
 thence South parallel with the West line of the S.E. $\frac{1}{4}$ of said section 175 feet;
 thence West parallel with the North line of the tract herein described 320 feet

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to the center line of Jersey Ridge Road; and thence North along the center line of Jersey Ridge Road 175 feet to the point of beginning.

Subject to the rights of the public in and to Jersey Ridge Road.

Also an easement for a single line of sewer tile as the same now exists, North-
erly into a septic tank now existing. The intention being that this easement shall be
in existence only so long as the improvements upon real estate hereinabove described
use said septic tank for sewage purposes, and that said line of sewer and tank
may, for such period, be used and maintained for sewer purposes.

Subject to the restrictive covenants which are recorded in Book 16 of Miscellaneous Records, page 256, in the records of the Recorder's Office of Scott County, Iowa.

Subject to the 1941 City taxes.

And we do hereby covenant with the said grantee that we are lawfully seized of said premises; that they are free from encumbrance; that we have good right and lawful authority to sell and convey the same, and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever. And we, the grantors hereby relinquish all contingent rights, including dower and homestead, which we have in and to the said described premises.

Signed this 4th day of September, A.D. 1941.

(\$4.95 U.S.I.Rev.Stamps)
(Attached and cancelled)

Ada C. Phelps
G.A. Phelps

STATE OF IOWA, SCOTT COUNTY, ss.

On this 4th day of September, A.D. 1941, before me, the undersigned, a Notary Public in and for said County, personally appeared Ada C. Phelps and G.A. Phelps, her husband, 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.

Witness my hand and notarial seal, the date last above written.

(Notarial Seal)

Harold W. Hoersch, Notary Public in
and for Scott County, Iowa.

[illegible]