

9556

WARRANTY DEED

Know All Men by These Presents: That Elaine M. Swartz and Russell H. Swartz, wife and husband

of Scott County, State of Iowa, in consideration of the sum of One Dollar and other valuable consideration in hand paid do hereby Convey unto William F. Clausen

Warranty Deed

Elaine M. Swartz and Husband

TO

William F. Clausen

the following described real estate, situated in Scott County, Iowa, to-wit:
Part of the South 1/2 of the Northwest Quarter of the Southeast Quarter of Section 18, in Township 78 North, Range 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 Southeast Quarter of said section; thence running South along the West line of the Southeast Quarter of said section and along the center line of Jersey Ridge Road 744 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 Southeast Quarter of said section 320 feet; thence South parallel with the West line of the Southeast Quarter of said Section, 275 feet; thence West parallel with the North line of the tract herein described 320 feet to the center line of Jersey Ridge Road; and thence North along the center line of Jersey Ridge Road 275 feet to the point of beginning.

Subject to the rights of the public in and to Jersey Ridge Road. And subject to reservation of an easement for utility purposes including sewer, water, gas, electric and telephone line installation and maintenance over and under the northerly ten feet of the above described premises which easement is for the benefit of the present and future owners of the tract of land described in the deed from Ada C. Phelps and G. A. Phelps to Elaine M. Swartz dated June 29, 1950 and recorded 185 TLB 399 records of Scott County, Iowa. Excepting however from this conveyance that portion of the above described premises which Grantor herein conveyed to the State of Iowa by deed dated July 27, 1963, which comprises 0.03 acres in the Southwest corner of the premises described above.

Subject to and together with easement for sewer purposes, grant of which easement is dated and filed September 4, 1941 in Book 152 of Town Lot Deeds, at page 38, records of the Office of the Recorder of Scott County, Iowa.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as feminine or masculine gender, according to the context.

Signed this 29th day of July 1963

Elaine M. Swartz
Russell H. Swartz

STATE OF IOWA,

COUNTY OF SCOTT

On this 29th day of July, A.D. 1963, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Elaine M. Swartz and Russell H. Swartz, wife and husband,

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said County

John E. Nagle

Filed for record the 2nd day
of August, A. D. 1963
at 3:43 o'clock P. M., and recorded in
Book 271 of Deeds, on page 585

of Scott County Records.

Shirley E. Hoge Recorder

By \$2.00 paid Deputy

WHEN RECORDED RETURN TO

Recording Fee \$1.50
Transfer Fee \$.80

BOOK 271 PAGE 585