Limited warranty deed you 449 page 10

689298

This In	denture, M	ade this2	3rdday d	of March	, 1944,
between THE FE	DERAL LAND	$BANK\ OF\ SA$	INT PAUL,	a corporation, or	ganized under the
Laws of the Unite	ed States, of the Ci	ty of St. Paul,	County of Ran	nsey, State of M	innesota, party of
the first part, and	J. C. Miller	and Ida Mil	ler, husband	and wife.	
			•		
whose post office a	ddress isBlack	Earth			
State of	Wisconsin		, part_16	s of the second	part,
WITNESSE	TH, That the sai	d party of the	first part, for a	and in considerat	tion of the sum of
Five Thous	and and No/100 (\$5000.00)			DOLLARS
	said parties of the				•
Grant, Bargain,	Sell and Convey un	nto the said pa	rties of the s	econd part, _the	eir_heirs, suc-
cessors and assign	s forever, the follow	ving described	real estate, situe	ated in the County	y of
Dane	ane	d State of	Wisconsin	1, to-	wit:

The East Half of the Northwest Quarter $(E_2^{\frac{1}{2}}NW_{\frac{1}{4}})$ of Section Ten (10), and the South Half of the Southwest Quarter $(S_2^{\frac{1}{2}}SW_{\frac{1}{4}})$ of Section Three (3), excepting therefrom a parcel of land lying in the southwest part of Section Three (3) described as follows: Beginning at the southwest corner of said Section Three (3), thence north 83 degrees 45 minutes East 340 feet, thence north 67 degrees East 269 feet, thence north 73 degrees 23 minutes East 230 feet, thence north 81 degrees 21 minutes East 416 feet, thence north 86 degrees 46 minutes East 107 feet, thence south parallel with West line of said Section Three (3), 242 feet to South line of said Section Three (3), thence south 88 degrees 04 minutes West along South line of said Section Three (3) 1322 feet to the point of beginning, all in Township Seven (7) North, Range Six (6) East,

subject to all existing easements and rights of way; also subject to all taxes on said premises for the year 19 40 and following years; also subject to all unpaid parts and installments of special assessments on said premises which have fallen due, or will fall due hereafter.

Excepting and reserving to the party of the first part and its successors and assigns 50 per cent of all right and title in and to any and all oil, gas and other minerals in or under the foregoing described land with such easement for ingress, egress and use of surface as may be incidental or necessary to use of such rights. The foregoing exception and reservation (if any), and the resulting remainder of mineral rights (if any) to be included in this conveyance, shall each and all be with reference only to such mineral rights as the party of the first part may have acquired, as disclosed by the public records; reservation being expressly made that the party of the first part makes no warranty whatever as to the quantity or quality of mineral rights included in this conveyance.

no warranty whatever as to the quantity or quality of mineral rights included in this conveyance.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and 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, and their hereditaments and appurtenances.

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 their heirs, successors and assigns FOREVER.

AND THE SAID party of the first part, for itself and its successors, does covenant, grant, burgain and agree to and with the said part ies of the second part, their heirs, successors and assigns, that the above burgained premises, in the quiet and peaceable possession of the said parties of the second part, their heirs, successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under said party of the first part, and none other, it will forever WARRANT and DEFEND; subject to the foregoing reservation against warranty as to mineral rights.

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its corporate name by its duly authorized officers, and its corporate seal to be hereunto affixed the day and year first above written.

In Presence of:

Sine Spermer

Bernice Ophian

THE FEDERAL LAND BANK OF SAINT PAUL

XASSI. Vice-President

Aget. Secretary

County of Ramsey

On this 23rd day of

March

______, 19_44_, before me, a notary

public, personally appeared P. N. Johnson

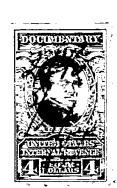
E. E. Thwing and_{-} ____, to me personally known, and to me personally known to be officers, to-wit, Assistant Vice-President and Assistant Secretary, respectively, of The Federal Land Bank of Saint Paul, a corporation, and to me personally known to be the persons who executed the within and foregoing instrument in behalf of said corporation as such officers, who being each by me duly sworn, did each for himself say that they are such officers of said corporation described in and which executed the within and foregoing instrument, that the seal affixed to the within and foregoing instrument is the corporate seal of said corporation, and that said instrument was executed in behalf of said corporation by authority of its Board of Directors; and said officers acknowledged said instrument to be the free act and deed of said corporation, and further acknowledged to me that said corporation executed the same.

Helen E. Schmitt.

Notary Public.

EIELEN E. SCHMITT. Notery Public, Ramsey County, Minn. My Commission Expires Dec. 25th, 1947.









JUN 30 1944

No. 200 Warranty Deed-To Husband and Wife as Joint Tenants.

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