Town Lot Deed Record, No. ~~31~~ 32

Arling E. Smith & wife
To
Charles F. Price

#4436
Fee $ .50/

Filed for record the 25 day of Augu
A. D. 1949 at 1:00 o'clock P. M.
Wilma M. Wade, Recorder

GRANT OF LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS: That we, Arling E. Smith and Mabelle F. Smith, husband a wife, of the County of Madison and State of Iowa, in consideration of the sum of One Dollar and other good and valuable consideration, and love and affection, do hereby sell and convey unto Charles F. Price, of the County of Madison and State of Iowa, a life estate, for the li of said Charles F. Price, in and to the following described premises situated in the City of Winterset, in the County of Madison and State of Iowa, to wit:

Lot Four (4) in Block Ten (10) of West Addition
to the City of Winterset, Iowa.

And we hereby covenant with the said Charles F. Price that we hold said premises by good and perfect title, and that we have good right and lawful authority to grant said life estate, but that said life estate is subject to all encumbrances of record against said premises, and the use and income and profit from said real estate will be subject to all encumbrances of record and to expenses of maintaining and operating said premises and keeping the same in repair and paying all liens or charges which may accrue against the same.

Said life estate is granted to said Charles F. Price for the period of his life and all rights thereunder will terminate on the death of said Charles F. Price. This instrument is a grant of said life estate to Charles F. Price for the life of said Charles F. Price, only, and said Arling E. Smith and Mabelle F. Smith reserve and hold for themselves all other right title and interest in said real estate.

Signed this 16th day of August, 1949.

Arling E. Smith
Mabelle F. Smith

STATE OF IOWA, MADISON COUNTY,)SS:

On this 16th day of August, 1949, before me, the undersigned, a Notary Public in and for Madison County, State of Iowa, personally came Arling E. Smith and Mabelle F. Smith, husband and wife, 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 voluntar act and deed for the purpose therein expressed.

[redacted] SEAL

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the date last above written.

Daniel J. Gallery Notary Public
in and for Madison County, Iowa.