part, that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, title, charges, judgments, taxes, assessments, and incumbrances, of what nature and kind soever, and that it will warrant and forever defend the title to the same unto said party of the second part, its successors and assigns against all and every person whomsoever, claiming or to claim the same.

And the party of the first part, for itself and its successors, further covenants with the party of the second part, its successors and assigns that at the delivery of these presents the party of the first part is in peaceable possession of said premises.

And the party of the first part further states that it has been duly authorized by the action of its board of directors and stockholders to execute and deliver this conveyance and to have the same executed and its name affixed thereto by its president and to cause the same to be attested by its secretary under its corporate seal.

In witness whereof the party of the first has hereunto set its hand by its president and caused this instrument to be attested by its secretary under its corporate seal the day and year first above written. (Corp. seal)

The Iowa Land & Trust Company

By C. S. M. Butler
Its President.

Attest.
E. A. Turner Its Secretary.