

This Indenture, Made this 23rd day of March, 1944, between THE FEDERAL LAND BANK OF SAINT PAUL, a corporation, organized under the Laws of the United States, of the City of St. Paul, County of Ramsey, State of Minnesota, party of the first part, and J. C. Miller and Ida Miller, husband and wife,

whose post office address is Black Earth

State of Wisconsin, parties of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Five Thousand and No/100 (\$5000.00) - - - - - DOLLARS,

to it paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does Grant, Bargain, Sell and Convey unto the said parties of the second part, their heirs, successors and assigns forever, the following described real estate, situated in the County of

Dane and State of Wisconsin, to-wit:

The East Half of the Northwest Quarter (E1/2NW1/4) of Section Ten (10), and the South Half of the Southwest Quarter (S1/2SW1/4) 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 1940 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.

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, bargain and agree to and with the said parties of the second part, their heirs, successors and assigns, that the above bargained 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:

Handwritten signatures of witnesses: Olive Johnson and Bernice Johnson

THE FEDERAL LAND BANK OF SAINT PAUL

Corporate seal and signatures of officers: Vice-President and Asst. Secretary

County of Ramsey

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On this 23rd day of March, 1944, before me, a notary public, personally appeared P. N. Johnson

and E. E. Thwing, 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.

HELEN E. SCHMITT, Notary Public, Ramsey County, Minn. My Commission Expires Dec. 25th, 1947.

