

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

93 NOV 2004
Jan Welch
Debby Carlson

COMPTROLLER
RECORDED
CLERK

Preparer Information: **David F. Chambers** 1142 36th St., Des Moines, IA 277-7645
Individual's Name Street Address City Phone

Address Tax Statement: **Harry Vrana, Jr., 557 Mulberry Lane, Hallsville, Texas 75650**
\$ 144,000.00

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Hundred Fourty Four Thousand (\$144,000.00)
Dollar(s) and other valuable consideration,
W & E Company
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
Harry Vrana, Jr.

the following described real estate in Madison County, Iowa:

The West 1/2 of the SW 1/4 of Section 23 and the East 1/2 of the SE 1/2 of Section 22, Township 74 North, Range 27 West of the 5th P.M. containing 160 acres more or less



The warranties under this deed are subject to all easements, zoning ordinances and restrictions of record. This deed is also subject to an agricultural lease to Denny Phillips for row crop farming.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

W & E Company
W & E Company

Dated: November 12, 2004

By William J. Reames
William J. Reames, President Title and Secretary

By _____ Title

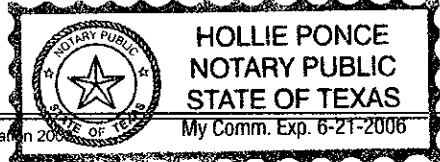
STATE OF TEXAS COUNTY, ss:
On this 12th day of November, 2004 before me, the undersigned, a Notary

Public in and for said State, personally appeared William J. Reames
and _____ to me personally known, who being by me

duly sworn, did say that they are the President
and Secretary, respectively, of said corporation;

that (no seal has been procured by the said) ~~(the seal affixed thereto is the seal of said)~~ corporation that
said instrument was signed **(and sealed)** on behalf of said corporation by authority of its Board of
Directors; and that the said William J. Reames and

_____ as such officers, acknowledged the execution
of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily
executed.



Hollie Ponce
Notary Public