



# WARRANTY DEED

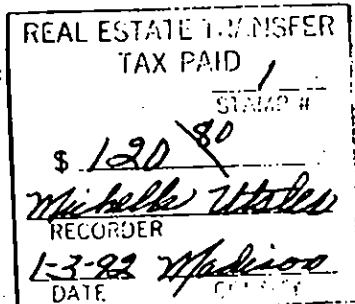
Know All Men by These Presents: That Leone Wells, A single person

\_\_\_\_\_ in consideration  
of the sum of One Dollar and other valuable consideration  
in hand paid do hereby Convey unto Robert C. Wells and Peggy A. Wells

Grantees' Address: Dexter, Ia. 50070  
the following described real estate, situated in Madison County, Iowa, to-wit:

South Half (S1/2) of Southwest Quarter (SW1/4) Section 4, Township 77 North,  
Range 29, West of 5th P. M.

COMPARED



Fee \$5.00  
Transfer \$5.00

FILED NO. 1572

BOOK 129 PAGE 432

92 JAN -3 PM 12: 23

MDL   
REC   
PAGE

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

This Deed is given in fulfillment of contract dated May 19, 1983, and filed in  
Book 116 at Page 730 therefore, no declaration of value statement or groundwater  
hazard statement required.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold  
said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that  
said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and  
said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever,  
except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the  
described premises.

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

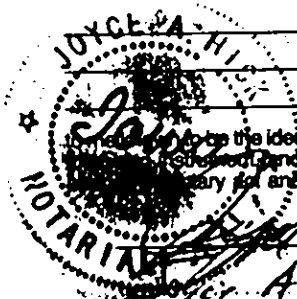
Signed this 19th day of May, 19 83.

STATE OF IOWA  
GUTHRIE COUNTY, ss:

Leone Wells  
Leone Wells

On this 19th day of May, 19 83, before  
me, the undersigned, a Notary Public in and for said State, personally  
appeared Leone Wells, a single person

Dexter, Ia. 50070  
(Grantor's address)



to be the identical persons named in and who executed the  
same, and acknowledged that they executed the same  
for and deed.

Joyce A. Hick  
Notary Public in and for the State of Iowa

Please  
type  
or  
print  
name  
under  
signature  
as per  
Sec.  
239.2  
Code of  
Iowa