

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYER

REC \$ 5.00

AUD \$ 5.00

REAL ESTATE TRANSFER	
TAX PAID	<u>14</u>
STAMP #	
\$	<u>64.50</u>
RECORDED	<u>Michelle Utsler</u>
DATE	<u>9-2-92</u>
	<u>Madison</u>
	COUNTY

FILED NO. 734

BOOK 130 PAGE 402

92 SEP 21 PM 3:23

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPEARED

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Forty four Thousand and no/100 (\$44,000.00)  
Dollar(s) and other valuable consideration, E.M. POMEROY, SINGLE

do hereby Convey to ROSALIE A. DUNHAM

the following described real estate in MADISON County, Iowa:

The East Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) and the South Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13) in Township Seventy seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except commencing at a point 1320 feet West and 660 feet South of the Northeast corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirteen (13), thence East 513 feet to the point of beginning, thence South 24° 24' East 493.81 feet, thence North 79° 45' East 612.79 feet, thence North along the East side of said 40 acre tract to a point 660 feet South of the Northeast corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4), thence West 807 feet to the point of beginning and containing 6.52 acres more or less including the present highway

This deed is in fulfillment of the contract recorded in Book 105 at Page 592.

Florence Pomeroy also known as Florence Mary Pomeroy died on June 28, 1979.

NOTE: The South line of the North Half of the Northeast Quarter of the Southwest Quarter of Section 13, Township 77 North, Range 27 was assumed to bear due East and West.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

STATE OF IOWA

DATED: September 2, 1992

MADISON COUNTY, ss:

On this 2nd day of September, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared

E.M. Pomeroy  
E.M. POMEROY (Grantor)

E.M. Pomeroy

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed same as their voluntary act and deed.

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

LEONARD M. ...  
Notary Public  
(This form of acknowledgement for individual grantor(s) only)

*Vertical handwritten note:*  
Madison 10/21/92  
107-717