



WARRANTY DEED

Know All Men by These Presents: That Janice Grondahl and Edward A. Grondahl, wife and husband

in consideration of the sum of One Dollar and other valuable consideration in hand paid do hereby Convey unto Peoples Trust & Savings Bank, an Iowa Corporation,

Grantees' Address: 114 N. Howard, Indianola, Iowa
the following described real estate, situated in Madison County, Iowa, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$) of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is given as full performance of a certain contract as shown of record in Book 117 of Deeds, Page 445 in the Office of the Recorder of said County dated January 17, 1976 and amended as shown of record in Book 117 of Deeds, Page 447 in the Office of the Recorder of said County, for the sale of said real estate by and between Wayne G. Smith and Lois L. Smith, husband and wife, as Sellers, and William R. Newbrough and Karlene J. Newbrough, husband and wife, as Buyers, to and including which date only all general warranties and covenants herein extend; thereafter grantors warrant title only as against themselves or either of them, and all parties claiming thereunder.

This deed merges all of the prior contractual rights of the parties.

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BOOK 131 PAGE 154
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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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 10 day of Oct., 19 86.

STATE OF Texas
Dallas COUNTY, ss:

Janice Grondahl
Janice Grondahl
SS # [REDACTED]

On this 10th day of Oct., 19 86, before me, the undersigned, a Notary Public in and for said State, personally appeared Janice Grondahl and Edward A. Grondahl, her husband

Edward A. Grondahl
Edward A. Grondahl
107 Belle Chase
Roanoke, Tx 76262
(Grantor's address)

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

[Signature]
Notary Public in and for the State of Iowa
TX

Please type or print name and signature as per Sec. 339.2 Code of Iowa