

REC \$ 5.66  
 AND \$ 5.66

REAL ESTATE TRANSFER  
 TAX PAID 01  
 STAMP #  
\$ 123.20  
 RECORDER  
Michelle Miller  
 DATE COUNTY

COMPUTER   
 RECORDED   
 COMPARED

FILED NO. 2068  
 BOOK 131 PAGE 190  
 93 FEB 17 AM 10:18  
 MICHELLE MILLER  
 RECORDER  
 MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
 FOR RECORDER



**WARRANTY DEED**

For the consideration of ONE -----  
 Dollar(s) and other valuable consideration, CATHERINE ANN GRAHAM, single, and  
MARY MARGARET FLANAGAN, also known as Mary M. Flanagan, an  
unremarried widow,  
 do hereby Convey to FRAMPTON FARMS, INC., an Iowa corporation,

the following described real estate in Madison County, Iowa:

The Northeast Fractional Quarter (1/4) of the  
 Northwest Fractional Quarter (1/4) of Section Twelve  
 (12), Township Seventy-seven (77) North, Range  
 Twenty-six (26) West of the 5th P.M., Madison County,  
 Iowa,

Subject to public roads and easements of record.

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 \_\_\_\_\_, ss:  
POLK COUNTY,  
 On this 16<sup>th</sup> day of February,  
 19 93, before me, the undersigned, a Notary Public  
 in and for said State, personally appeared \_\_\_\_\_  
Catherine Ann Graham, single, and  
Mary Margaret Flanagan, an  
unremarried widow,

DATED: February 16, 1993  
Catherine Ann Graham  
 CATHERINE ANN GRAHAM (Grantor)  
Mary Margaret Flanagan  
 MARY MARGARET FLANAGAN (Grantor)

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.

Connie Veasman  
 Notary Public  
 (This form of acknowledgement for individual grantor(s) only)

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