



FILED NO. **2140**

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93 FEB 26 PM 3:35

Fee \$5.00  
Transfer \$5.00

MICHELLE LITSLER  
RECORDER  
MADISON COUNTY, IOWA



**WARRANTY DEED  
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Thirty-six Thousand and no/100 (\$36,000.00) - - -  
Dollar(s) and other valuable consideration, The United Presbyterian Church of Pitzer  
a corporation organized and existing under the laws of \_\_\_\_\_  
does hereby Convey to Howard E. Ford and Marlene M. Ford

the following described real estate in Madison County, Iowa:

The East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the  
Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of  
Section Twenty (20), Township Seventy-six (76) North,  
Range Twenty-nine (29) West of the 5th P.M.

This deed given in fulfillment of contract dated May 1, 1962  
and recorded May 4, 1962 in the Madison County Recorder's Office  
in Deed Record No. 91 at page 537.

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.

The United Presbyterian Church of Pitzer

Dated: February 16, 1993

By William A. Stephens  
William A. Stephens, President  
By Letha Heichel  
Letha Heichel, Treasurer Title

STATE OF IOWA MADISON COUNTY, ss:

On this 18 day of February, 19 93 before me, the undersigned, a Notary Public in and for said State, personally appeared William A. Stephens and Letha Heichel to me personally known, who being by me duly sworn, did say that they are the President and Treasurer respectively, of said corporation; that (no seal has been procured by the 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 A. Stephens and Letha Heichel 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.

C.R. BENTZ  
C.R. BENTZ

Notary Public