



FILED NO. 2272  
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93 MAR 12 AM 11:20  
MICHELLE UFSLER  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00



SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of ---Five Thousand  
Dollar(s) and other valuable consideration, LOYAL WERTS and PHYLLIS I. WERTS, husband and  
wife,

do hereby Convey to ROGER E. HOWELL

the following described real estate in Madison County, Iowa:

Commencing at the Southeast corner of Lot Three (3) in Block Nine (9) of the Original Town of Earlham, Madison County, Iowa, running thence North 37 Feet, thence West 50 Feet, thence North 3 Feet, thence West to the intersection of the right of way of the Chicago, Rock Island and Pacific Railroad, thence along the South line of said Lot Three (3) in a Southeasterly direction to the place of beginning.

Wherever in the chain of title to the above described real estate the names Ellen Burnett, Ellen J. Burnett, and Ellen J. Cairns appear, they refer to one and the same identical person.

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: March 10, 1993

MADISON COUNTY, ss:

On this 10th day of March,  
1993, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Loyal Werts and Phyllis I. Werts

Loyal Werts  
(Loyal Werts) (Grantor)

Phyllis I. Werts  
(Phyllis I. Werts) (Grantor)

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

[Signature]  
Notary Public  
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)