

300,000



WARRANTY DEED

Know All Men by These Presents:.....Dora Wetrich...single...of ^{Los Angeles} ~~Orange~~.....
.....County, California, Bernie R. Wetrich and Hazel Wetrich, husband.....
and wife, of Clinton County, Iowa, and Anna Kramer and Joseph H.....
Kramer, wife and husband, of Hardin County, Iowa,.....

in consideration of the sum of One Dollar (\$1.00) and other valuable.....
consideration.....

in hand paid do hereby Convey unto James A. Ross and Donna M. Ross.....
husband and wife,.....

the following described real estate, situated in Madison..... County, Iowa, to-wit:

The North 21 rods and 6 feet of the Southwest Quarter (¼), and
the Northwest Quarter (¼), of Section Fifteen (15) in Township
Seventy-seven (77) North, Range Twenty-nine (29) West of the
5th P.M., Madison County, Iowa, except one acre described as
follows: Commencing at a point 17 rods East of the Northwest
corner of the East Half (½) of said Northwest Quarter (¼), and
running thence South 4 rods, thence East 40 rods, thence North
4 rods, thence West 40 rods to the place of beginning.

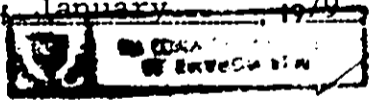
This deed is in fulfillment of a contract dated 1/12/79. Recorded
in Book 108 of deeds page 614.

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
above 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 4th day of January, 1979



Dora Wetrich
(Dora Wetrich)

Bernie R. Wetrich
(Bernie R. Wetrich)

Hazel Wetrich
(Hazel Wetrich)

Anna Kramer
(Anna Kramer)

Joseph H. Kramer
(Joseph H. Kramer)

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID 13
STAMP #
\$ 479.20
RECORDED
3-8-74
DATE COUNTY

COMPUTER
RECORDED
COMPARED

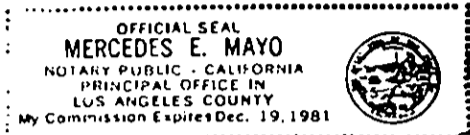
FILED NO. 2335
BOOK 132 PAGE 559
94 MAR -8 PM 3: 15
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Place
type
or
print
names
under
signa-
tures
as per
Sec.
339.2
I.O.A.

STATE OF CALIFORNIA, Los Angeles COUNTY, ss:

On this 25th day of January, 1979, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Dora Wetrich, single

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.

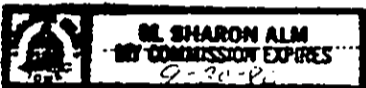


Mercedes E Mayo
Notary Public in and for said County.

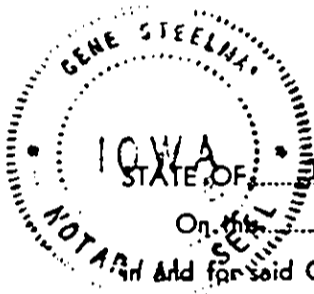
STATE OF IOWA, CLINTON COUNTY, ss:

On this day of January, 1979, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Bernie R. Wetrich and Hazel Wetrich, husband and wife,

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.



M. Sharon Alm
Notary Public in and for said County.



IOWA, HARDIN COUNTY, ss:

On the 15 day of January, 1979, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Anna Kramer and Joseph H. Kramer, wife and husband.

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.

Gene Steelman
Expires Sept. 30, 1981
Notary Public in and for said County.