

WARRANTY DEED

IOWA REALTY CO., INC.
3501 Westown Parkway
West Des Moines, Iowa 50266

Know All Men by These Presents: That Ken Morgan a/k/a Kenneth G. Morgan and Martha Ann Morgan a/k/a Betty Ann Morgan and Betty A. Morgan, husband and wife

in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here Convey unto John F. Bortell and Victoria L. Bortell, husband and wife

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, situated in Madison County, Iowa, to-wit:

The North 1600 feet of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), excepting therefrom the West 285 feet thereof and excepting therefrom the South 75 feet of the East 300 feet of the West 585 feet thereof, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is given in partial fulfillment of a certain real estate contract recorded in Book 116, Page 167 of the Madison County, Iowa Records.

Consideration less than \$500.

Subject to and together with any and all easements, covenants and restrictions of record.

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 11th day of Aug., 1994.

Ken Morgan signature and name

Martha Ann Morgan signature and name

STATE OF IOWA, COUNTY OF Polk ss.

On this 11 day of Aug., 1994 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Ken Morgan a/k/a Kenneth G. Morgan and Martha Ann Morgan a/k/a Betty Ann Morgan and Betty A. Morgan, husband and wife

REC \$5.00 AUD \$5.00 R.M.F. \$4.00

FILED NO. 487

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MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

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

Victoria J. Petsch signature and name

VICTORIA J. PETSCH MY COMMISSION EXPIRES Oct 6, 1994

COMPUTER RECORDED COMPARED