



WARRANTY DEED

Know All Men by These Presents: That BILL L. PETERS JOINED BY HIS WIFE,
MARGE PETERS

_____ in consideration
of the sum of One Dollar and Real Estate in trade

in hand paid do hereby Convey unto RICHARD E. SARGENT

Grantees' Address: _____

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

The NE 1/4 of NW 1/4, except a strip 25 feet wide off the W. and S. sides thereof, heretofore conveyed for a highway, and the NW 1/4 of NE 1/4, Section 34, Township 76 (76) North, Range 27 West of the 5th. P.M., Madison County, Iowa subject to any public rights on the N. side of said real estate.

and

A strip of land formerly owned by the Chicago, Rock Island and Pacific Railway Company running Easterly and Westerly through the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 34 (34) Township Seventy-six (76) North, Range 27 West of the 5th. P.M., all said real estate being located in Madison County, Iowa.

NOTE: Possession of the subject real estate has been delivered to Grantee herein as of the 16th. day of February, 1987. Royalties or rents or profits from the subject real estate after the date of February 16, 1987, belong to Grantee herein. In addition to the above if any farm program payments are paid after the date of February 16, 1987, said proceeds belongs to Grantee herein.

REAL ESTATE TRANSFER
TAX PAID <u>29</u>
STAMP # <u>45</u>
\$ <u>15.3</u>
<u>Mary E. Welty</u>
RECORDER
<u>3-25-87 Madison</u>
DATE COUNTY

Fee \$5.00

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1987 MAR 25 PM 3:39

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

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 12th day of March, 1987.

STATE OF Iowa

Polk COUNTY,

ss:

Bill L. Peters

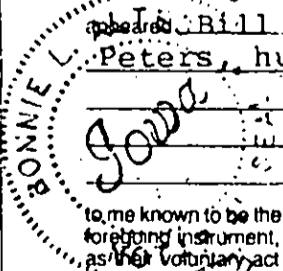
Bill L. Peters

Marge Peters

Marge Peters

On this 12th day of March, 1987, before

me, the undersigned, a Notary Public in and for said State, personally appeared Bill L. Peters and Marge Peters, 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.

Bonnie L. Peters

3-27-89

Notary Public in and for the State of Iowa

(Grantor's address)

Print
type
or
print
names
and
signa-
tures
as per
Sec.
229.3
Code of
Iowa