



WARRANTY DEED

Know All Men by These Presents: That JERRY W. CUNNINGHAM and RUTH CUNNINGHAM,
Husband and Wife

_____ in consideration
of the sum of SEVEN THOUSAND SIX HUNDRED AND NO/100-----(\$7,600.00) DOLLARS
in hand paid do hereby Convey unto ALBERT L. WIGNALL

Grantees' Address: _____
the following described real estate, situated in Madison County, Iowa, to-wit:

Lot Four (4) of Cunningham Rural Estates, a subdivision of part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26), and part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract recorded June 18, 1985, in Deed Record 118, Page 770 of the Madison County Recorder's office.

REAL ESTATE TRANSFER
TAX PAID 4
\$ 8.25 STAMP #
Mary E. Welty
RECORDER
5-4-87 Madison
DATE COUNTY

DWD
REC
PAGE

FILED NO. 2165
BOOK 123 PAGE 125

1987 MAY -4 PM 12:23

Fee \$ 5.00 MARY E. WELTY
Trans. \$5.00 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 22 day of April, 19 87.

STATE OF IOWA
MADISON COUNTY,

Jerry W. Cunningham
SS: Jerry W. Cunningham

Ruth Cunningham
Ruth Cunningham

On this _____ day of _____, 19 87, before
me, the undersigned, a Notary Public in and for said State, personally
appeared Jerry W. Cunningham and
Ruth Cunningham

St. Charles, Iowa 50240

(Grantor's address)

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.

Jerrold B. Oliver
Notary Public in and for the State of Iowa

JERROLD B. OLIVER
MY COMMISSION EXPIRES
Iowa August 26, 1988