



# WARRANTY DEED

Know All Men by These Presents: That Austen M. Hickle and Louise E. Hickle, husband and wife

\_\_\_\_\_ in consideration\*  
of the sum of Ninety three thousand five hundred and 00/00--(\$93,500.00)-----  
in hand paid do hereby Convey unto City State Bank

Grantees' Address: 105 East Second Street, Madrid, Iowa 50156  
the following described real estate, situated in Madison \_\_\_\_\_ County, Iowa, to-wit:

All that part of the South Three-fourths (3/4) of the West One-fourth (1/4) of Section Twelve (12) lying North and West of U. S. Highway 169 as it now exists; and the South Three-fourths (3/4) of the East Half (1/2) of Section Eleven (11); and all that part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13) lying West of U. S. Highway 169 as it now exists; and all that part of the Northeast Quarter (1/4) of Section Fourteen (14) lying North of County Road G61 (Macksburg road); excepting therefrom lands heretofore deeded to the State of Iowa for highway purposes and excepting all public roads; all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

REAL ESTATE TRANSFER  
TAX PAID 18  
STAMP # 30  
\$ 102  
Mary E. Welty  
RECORDER  
5-6-87 Madison  
DATE COUNTY

FILED NO. 2204  
BOOK 123 PAGE 148  
1987 MAY -6 PM 2:09

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00, Trans. \$20.00

This deed is in final fulfillment of a real estate contract dated January 17, 1973, filed February 28, 1973, and recorded in Deed Record 102, page 768 of Madison County, Iowa which was assigned to City State Bank, Madrid, Iowa, by John R. Winkelpleck and Rita K. Winkelpleck and the covenants extend only to the date of said contract and after that time as to anyone claiming by, through, or under us.

REC   
REC   
PAGE

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 2nd day of May, 1987.

\* Real Estate Transfer Tax: See (The Code, 1973, Chapter 428A)

STATE OF IOWA, }  
COUNTY OF Polk } ss.

Austen M. Hickle  
Austen M. Hickle  
Louise E. Hickle  
Louise E. Hickle

On this 2nd day of May, 1987 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Austen M. Hickle and Louise E. Hickle

401 S.W. Ash Drive, Ankeny, Iowa 50021  
(Grantors' 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.

Edward D. Payne  
Edward D. Payne, Notary Public in and for the State of Iowa

Please type or print names under signatures as per Sec. 238.3 Code of Iowa