

NOV 1987
DEC 1987
JAN 1988

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That ZOLA M. BINGAMAN, a single person,

_____ in consideration of the sum of
---Twenty-seven Thousand Dollars and no/100ths ---

in hand paid do hereby Convey unto RODNEY M. RAMSEY and CONNIE J. RAMSEY,
husband and wife,

Address of Grantees: 817 Madison Avenue, Earlham, IA 50072

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:

Commencing 54 rods and 2 feet West of the Southeast corner of the Southeast Quarter (¼) of the Northwest Fractional Quarter (¼) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence North 28 rods, thence West 19 rods and 5 inches, thence South 28 rods, thence East to the place of beginning, except the following described real estate in Madison County, Iowa, to-wit:
Commencing 1046 feet West of the Southeast corner of the Southeast Quarter (¼) of the Northwest Fractional Quarter (¼) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight (28), thence North 303 feet, thence East 153 feet, thence North 126 feet, thence West 313.91 feet to a Railroad iron, marking the right of way line of Highway #232, thence South on said right of way line 429 feet to a Railroad iron, marking the right of way of Highway #232 and County Road thence East to point of beginning, all in afore-said Section Six (6).

In connection with the chain of title to the above described property notice is hereby given that Harlan W. Bingaman died on February 22, 1974.

STATE OF IOWA, ss. 2380 Inst. No. Filed for Record this 28 day of May, 1987 at 1:50 PM
MADISON COUNTY, ss. 53 Book Page 549 Recording Fee 5.00 Mary E. Welty, Recorder, By M. Welty Deputy
Trans. \$5.00

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.

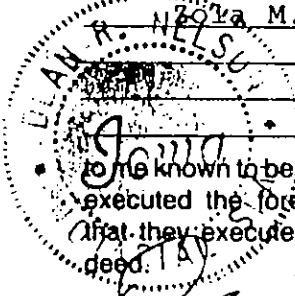
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 28th day of May, 1987.

STATE OF IOWA
COUNTY OF MADISON

On this 28th day of May, A. D. 1987, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Zola M. Bingaman



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.

Dean R. Nelson

(Dean R. Nelson) Notary Public in and for said County and said State.

Zola M. Bingaman
(Zola M. Bingaman)

REAL ESTATE TRANSFER-
TAX PAID <u>45</u>
STAMP #
<u>29</u>
<u>Shirley H. Hendry</u>
RECORDER
DATE <u>5-28-87</u> <u>Madison</u>
COUNTY

725 Madison Ave., Earlham, IA 50072
Address of Grantors