



WARRANTY DEED

Know All Men by These Presents: That CAROLYN ANKER and EARL ANKER,
wife and husband; and PHYLLIS WERTS and LOYAL WERTS, wife and husband,

in consideration of the sum of --Thirty-two Thousand Four Dollars and no/100ths

in hand paid do hereby Convey unto HAROLD A. FREY and MARY LOUISE FREY,
husband and wife,

Grantees' Address: R. R., Earlham, IA 50072
 the following described real estate, situated in Madison County, Iowa, to-wit:

All of our undivided 2/3rds interest in and to:

The East Half (½) of the Southeast Quarter (¼) of Section Twenty-four (24), Township Seventy-seven (77) North, of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract dated February 28, 1977, and filed of record August 26, 1977, in the Office of the Madison County Recorder in Book 107, Page 46.

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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 28th day of May, 19 87.

FILED NO. 2382
 BOOK 123 PAGE 231

1987 MAY 28 PM 1:52

UND
 REC
 PACE

Fee \$10.00
 Trans. \$5.00
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA

Carolyn Anker
 (Carolyn Anker) (Grantor)

Earlham, IA 50072
 (Address of Grantor)

Earl Anker
 (Earl Anker) (Grantor)

Earlham, IA 50072
 (Address of Grantor)

Phyllis Werts
 (Phyllis Werts) (Grantor)

R. R., Winterset, IA 50273
 (Address of Grantor)

Loyal Werts
 (Loyal Werts) (Grantor)

R. R., Winterset, IA 50273
 (Address of Grantor)

REAL ESTATE TRANSFER TAX PAID <u>4.60</u>	
STAMP #	
<u>\$ 35.00</u>	
<u>Shirley H. Henry, Dep</u> RECORDER	
<u>5-28-87</u> DATE	<u>Madison</u> COUNTY

(Grantor)	(Address of Grantor)
(Grantor)	(Address of Grantor)
(Grantor)	(Address of Grantor)

STATE OF IOWA MADISON COUNTY, ss:

On this 28th day of May, 1987, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Carolyn Anker, Earl Anker, Phyllis Werts and Loyal Werts



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.

STATE OF _____ COUNTY, ss:

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____

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.

_____, Notary Public in and for said County and said State.

STATE OF _____ COUNTY, ss:

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____

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.

_____, Notary Public in and for said County and said State.

2382

Warranty Deed

TO

Entered upon transfer books and for taxation this 28 day of May, 1987 Auditor Deputy

Filed for record, indexed and delivered to County Auditor this 28 day of May 1987 at 1:53 o'clock P.M., and recorded in Book 123 of sealed on page 231 of Madison County Records. Recorder's and Auditor's fee \$16.00 PAID. Mary E. Melty Recorder Deputy

WHEN RECORDED RETURN TO

Earl Anker