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FILED NO.             
BOOK 123 PAGE 461

1987 AUG 24 AM 10:00

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of One (\$1.00) and no/100-----  
Dollar(s) and other valuable consideration, Bernie R. Wetrich and Hazel Wetrich, his wife,  
do hereby Convey to Bernie R. Wetrich and Hazel Wetrich, as tenants in common,

the following described real estate in Madison County, Iowa:

The North 21 rods and 6 feet of the Southwest Quarter (¼), and the Northwest Quarter (¼), of Section Fifteen (15) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except one acre described as follows: Commencing at a point 17 rods East of the Northwest corner of the East Half (½) of said Northwest Quarter (¼), and running thence South 4 rods, thence East 40 rods, thence North 4 rods, thence West 40 rods to the place of beginning

Prior to the execution of this conveyance, Bernie R. Wetrich has held an undivided one-third interest in the above entitled real estate, and said real estate is being sold on contract recorded in the Office of Madison County, Iowa, Recorder in Book 108, Page 614, and is being sold to James A. Ross and Donna M. Ross, husband and wife, pursuant to said contract; the purpose of this deed is to convey an undivided one-sixth (1/6) interest in said real estate and said real estate contract to Hazel Wetrich, resulting in Bernie R. Wetrich and Hazel Wetrich, husband and wife, each owning an undivided one-sixth (1/6) interest in said real estate contract as tenants in common.

Consideration is less than \$500.00; hence no transfer tax is affixed.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

STATE OF Iowa ss: Clinton COUNTY,

Dated: August 20<sup>th</sup> 1987

On this 20<sup>th</sup> day of August, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Bernie R. Wetrich and Hazel Wetrich, his wife,

Bernie R. Wetrich  
Bernie R. Wetrich (Grantor)

Hazel D. Wetrich  
Hazel Wetrich (Grantor)

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.

David O. Shaff Notary Public

(This form of acknowledgment for individual grantor(s) only)  
My Commission Expires: 8/15/90

