



# WARRANTY DEED

Know All Men by These Presents: That GERTRUDE CONRAD, a single  
person,

\_\_\_\_\_ in consideration  
of the sum of ---Forty-five Thousand Dollars and no/100ths ---  
in hand paid do hereby Convey unto RUTH E. LEEPER

Grantees' Address: R. R. 1, Box 177, Earlham, IA 50072  
the following described real estate, situated in Madison County, Iowa, to-wit:

Lot One (1) and the South 50 Feet of Lot Two (2), Block  
12, Wilson's Addition, City of Earlham, Madison County,  
Iowa.

REAL ESTATE TRANSFER  
TAX PAID 16  
\$ 48.95 STAMP #  
Mary E Welty  
RECORDER  
8-28-87 Madison  
DATE COUNTY

**Completed**  
e **356**  
FILED NO. \_\_\_\_\_  
BOOK 53 PAGE 696  
1987 AUG 28 PM 12:15  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$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 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 4<sup>th</sup> day of August, 19 87.

STATE OF IOWA, ss: Gertrude Conrad  
MADISON COUNTY, (Gertrude Conrad)

On this 4<sup>th</sup> day of August, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared Gertrude Conrad

\_\_\_\_\_  
\_\_\_\_\_  
712 Poplar St., Earlham, IA 50072  
(Grantor's address)

to me, I know the 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 the State of Iowa