



# WARRANTY DEED

Know All Men by These Presents: That Bill Huglin and Carole Huglin,  
husband and wife

\_\_\_\_\_ in consideration  
of the sum of Nine thousand five hundred and 00/100 Dollars (\$9,500.00)  
in hand paid do hereby Convey unto Janet Ripperger

Grantees' Address: Highway G68, Peru, Iowa 50222  
the following described real estate, situated in Madison County, Iowa, to-wit:

All that part of Lot Thirteen (13) of the subdivision of the  
Northwest Quarter (¼) of the Northeast Quarter (¼) of Section  
Eleven (11), in Township Seventy-four (74) North, Range Twenty-  
seven (27) West of the 5th P.M., Madison County, Iowa, lying  
North of a line between a point 4 Feet South of the Southwest  
corner of Lot One (1) in Odell's Addition to the Town of East  
Peru, Iowa, and a point about 6 Feet South of the Southeast corn-  
er of Lot Twelve (12) of said section, township and range; said  
Lot Thirteen (13) being shown by plat recorded in Plat Book 1,  
pages 248 and 249 in the records of Madison County, Iowa,

City of  
Peru,  
Iowa  
Madison  
County

Whatsoe

THIS DEED IS GIVEN IN FULFILLMENT OF A REAL ESTATE CONTRACT DATED  
MARCH 30, 1985 AND RECORDED APRIL 4, 1985 AT DEED RECORD 52, PAGE  
295, MADISON COUNTY, IOWA RECORDER'S OFFICE.

NO DECLARATION OF VALUE IS REQUIRED. EXEMPTION NO. 1 APPLIES

FILED NO. 413  
BOOK 53 PAGE 699  
1987 SEP -4 AM 11:55

Compared

MARY E. WELTY  
RECORDED  
MADISON COUNTY IOWA

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors and their heirs, assigns and assigns forever shall and lawfully shall defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Fee \$5.00, Trans. \$5.00

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 30 day of December, 1986.

STATE OF Iowa  
Madison COUNTY,

ss:

Bill Huglin  
Bill Huglin

Carole Huglin  
Carole Huglin

On this 30 day of December, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Bill Huglin and Carole Huglin

Rural Route  
Truro, Iowa 50257

(Grantor's address)

REAL ESTATE TRANSFER  
TAX PAID 5  
\$ 990 STAMP #  
Mary E. Welty  
RECORDER  
9-4-87 Madison  
DATE COUNTY

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.

Chet R. Chickering

Notary Public in and for the State of Iowa



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