



WARRANTY DEED

Know All Men by These Presents: That Mildred K. Benedict and
Delbert C. Benedict, wife and husband

in consideration
of the sum of SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$6,250.00)
in hand paid do hereby Convey unto Viola Oglesbee and Bulah Dillinger, as tenants
in common

Grantees' Address: Mt. Etna, Iowa, 50855; Peru, Iowa, 50222
the following described real estate, situated in Madison County, Iowa, to-wit:

Compared

651

FILED NO. 651
BOOK 53 PAGE 747

Fee \$5.00
Transfer \$5.00

1987 OCT 13 PM 3:33

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Lot Seven (7) in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., in Town of East Peru, Madison County, Iowa and that part of Outlot Eight (8) lying North of the center line of the creek flowing east through Outlot Eight (8) which is the South boundary of this parcel of land all in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., in the Town of East Peru, Madison County, Iowa

This Deed is in fulfillment of the contract, dated August, 1987 and filed for record on September 9, 1987 in Town Lot Deed Record 53 at page 709.

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 12th day of October, 1987.

Mildred K. Benedict
Mildred K. Benedict

Delbert C. Benedict
Delbert C. Benedict

STATE OF IOWA
MADISON COUNTY,

SS:

On this 13 day of Oct, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Mildred K. Benedict and
Delbert C. Benedict

Peru, Iowa 50222

(Grantor's address)

REAL ESTATE TRANSFER
TAX PAID 10
STAMP #
\$ 6.60
Mary E. Welty
RECORDER
DATE 10-13-87 COUNTY Madison

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.

Susan K. Janssen

Notary Public in and for the State of Iowa

SUSAN K. JANSEN
MY COMMISSION EXPIRES
7/31/88