



# WARRANTY DEED

Know All Men by These Presents: That \_\_\_\_\_  
EUGENE M. POMEROY, Single

\_\_\_\_\_, in consideration  
of the sum of One Dollar (\$1.00) and other valuable consideration\*\*\*\*\*  
in hand paid do hereby Convey unto \_\_\_\_\_  
MARY ANNE DUNHAM STERNER

Grantees' Address: \_\_\_\_\_  
the following described real estate, situated in Madison County, Iowa, to-wit:

Commencing at the NE corner of the SE 1/4 of the SW 1/4 of  
Section 13, Township 77 North, R27W of the 5th P.M., Madison  
County, Iowa; thence South 75.0 feet along the east line  
of said SE 1/4 SW 1/4 to the point of beginning; thence West  
386.0 feet; thence South 125.0 feet; thence East 125.0 feet;  
thence South 650.0 feet; thence East 261.0 feet to the east  
line of said SE 1/4 SW 1/4; thence North 775.0 feet to the  
point of beginning, containing 5.00 acres more or less.  
Including the house and existing buildings.

This deed is given in <sup>partial</sup> fulfillment of a real estate contract recorded  
in the Madison County Recorder's Office at Book 122, Page 197.

FILED NO: 681  
BOOK 123 PAGE 622

1987 OCT 16 PM 12:18

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 5 day of October, 1987

JO ANN ALLEN  
STATE OF IOWA  
MADISON COUNTY, IOWA

SS:

Eugene M. Pomeroy  
EUGENE M. POMEROY

On this 5 day of October, 1987, before  
me, the undersigned, a Notary Public in and for said State, personally  
appeared Eugene M. Pomeroy

Box 55

Van Meter, Iowa 50261  
(Grantor's address)

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.

Jo Ann Allen  
Jo Ann Allen  
\_\_\_\_\_, Notary Public in and for the State of Iowa

RE TRANSFER TAX TO  
BE PAID AT TIME  
OF FINAL DEED

Please  
Type  
or  
print  
name  
under  
signature  
as per  
Sec.  
335.2  
Code  
Iowa