

REAL ESTATE TRANSFER  
TAX PAID 16  
STAMP #  
\$ 87 45  
*Mary E. Welty*  
RECORDER  
11-19-87 Madison  
DATE COUNTY

Compared

FILED NO. 893  
BOOK 123 PAGE 680

1987 NOV 19 PH 3:00

NO. ✓  
REC. ✓  
PAGE ✓

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$10.00, Trans. \$5.00

SPACE ABOVE THIS LINE  
FOR RECORDER



### SPECIAL WARRANTY DEED

For the consideration of One -----  
Dollar(s) and other valuable consideration, Peoples Trust & Savings Bank, an Iowa  
Banking Corporation,

do hereby Convey to Richard G. Stanley and Mary Ellen Stanley, husband  
and wife

the following described real estate in Madison County, Iowa:

The South Half of the Southwest Quarter (S $\frac{1}{2}$  SW $\frac{1}{4}$ ) of the fractional Southwest Quarter (SW $\frac{1}{4}$ ), EXCEPT the West 520 feet of the South 250 feet thereof, in Section 12, Township 77, Range 26 West of the 5th P.M.

subject to:

- a. Liens and encumbrances suffered or permitted by the Buyers, and taxes and assessments payable by Buyers.
- b. Applicable zoning regulations and easements of record for public utilities and established roads and highways.
- c. Seller warranting title only as against itself and all parties claiming thereunder.

This Deed is given in satisfaction of a Contract recorded in Book 122, Page 533, Office of the Madison County Recorder.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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 \_\_\_\_\_, ss:  
\_\_\_\_\_ COUNTY,

Dated: 11-10-87  
Peoples Trust & Savings Bank,

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

*Everett B. Brown*  
Everett B. Brown, President (Grantor)

*Wayne Vander Tuig*  
Wayne Vander Tuig, Cashier (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.

(Grantor)

\_\_\_\_\_  
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA :  
 : SS  
COUNTY OF WARREN :

On this 10th day of November, 1987, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Everett P. Brown and Wayne Vander Tuig to me personally known, who being by me duly sworn, did say that they are the President and Cashier respectively, of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Everett P. Brown and Wayne Vander Tuig as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



*Phyllis Chumbley*  
Notary Public