

REAL ESTATE TRANSFER  
TAX PAID 37  
STAMP  
\$ 12.65  
*Mary E. Welty*  
RECORDER  
9-30-88 Madison  
DATE COUNTY

Compared  
Fee \$5.00  
Transfer \$5.00

FILED NO. 686  
BOOK 124 PAGE 733

1988 SEP 30 AM 11:30

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

IND. REC. PAGE

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of Twelve Thousand and no/100-----(\$12,000)---  
Dollar(s) and other valuable consideration, Raymond F. Ricketts, also known as Raymond Ricketts, and Doris P. Ricketts, husband and wife  
do hereby Convey to Craig A. Ditsworth

the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Southwest Quarter (1/4) except all that part thereof lying South of the public highway running across the same, and 4 acres, more or less, out of the Northeast corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) described as: Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence West 11 rods, thence in a Southwesterly direction on a straight line to a point 22 rods West of the Southeast corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence East 22 rods to said Southeast corner, thence North on the East line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the place of beginning, all in Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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 IOWA, ss:  
MADISON COUNTY,

Dated: September 30 1988

On this 30 day of September, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond E. Ricketts and Doris P. Ricketts

*Raymond E. Ricketts*  
Raymond E. Ricketts (Grantor)

*Doris P. Ricketts*  
Doris P. Ricketts (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.

*Charles E. Tucker, Jr.*  
Charles E. Tucker, Jr. Notary Public  
(This form of acknowledgment for individual grantor(s) only)

*Charles E. Tucker, Jr.*  
(Grantor)

Please type or print names under signatures as per Sec 335.2 Code of Iowa

