

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That ELEANOR RITTER, Single,

_____ in consideration of the sum of
SEVENTY-FOUR THOUSAND AND NO/100

in hand paid do hereby Convey unto LEE R. H. CARTER and JANICE K. CARTER

Address of Grantees: R.R. #1, Box 33, Dexter, Iowa 50070

As Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate,
situated in Madison County, Iowa, to-wit:

An undivided one-half interest in and to the following-described
real estate:

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27) in Township
Seventy-five (75) North, Range Twenty-eight (28) West of the 5th
P.M., Madison County, Iowa.

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REC
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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID 21
STAMP #
\$ 8085
Mary E. Welty
RECORDER
4-27-88 Madison
DATE COUNTY

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 above described premises.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 27th day of April, 19 88

STATE OF IOWA

COUNTY OF MADISON

Eleanor Ritter
Eleanor Ritter

On this 27th day of April, A. D.
19 88, before me the undersigned, a Notary Public in
and for said County and said State, personally appeared
Eleanor Ritter

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.

Jerrold B. Oliver
Jerrold B. Oliver, Notary Public in and for said County and said State.

JERROLD B. OLIVER
MY COMMISSION EXPIRES
August 26, 1988

Address of Grantors

Please type or print name under signature as per Sec 335.2 Code of Iowa