

DEED RECORD 125

ENTERED FOR TAXATION  
THIS 10 DAY OF July 1989  
AUDITORS FEE \$ 5.00  
Joan Welch  
AUDITOR  
Becky McDonald  
DEPUTY AUDITOR

IND ✓  
REC. ✓  
PAGE ✓

COMPUTER

FILED NO. 43  
BOOK 125 PAGE 688  
89 JUL 10 AM 9:19  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Trans. \$5.00

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, EMMA M. RIDER

do hereby Convey to SANDRA S. BAUTCH, Trustee of the EMMA M. RIDER TRUST,  
DATED JUNE 23, 1989

the following described real estate in Madison County, Iowa:

Northeast Quarter of Northwest Quarter and West Half of Southeast Quarter of Northwest Quarter of Section 23, Township 76, Range 29, 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 NEBRASKA, ss:  
DOUGLAS COUNTY,

Dated: June 23, 1989

On this 23<sup>rd</sup> day of June, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared EMMA M. RIDER

Emma M. Rider  
EMMA M. RIDER (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)

Thomas C. Prohaska  
Notary Public

Thomas C. Prohaska  
GENERAL NOTARY - State of Nebraska  
THOMAS C. PROHASKA  
My Comm. Exp. Aug. 17, 1992 (Grantor)