



WARRANTY DEED

Know All Men by These Presents: That Ralph C. Hanes, a single
person _____

_____ in consideration
of the sum of ---One Dollar (\$1.00) and other valuable considerations
in hand paid do hereby Convey unto Gordon C. James and Martha G. James,
husband and wife,

Grantees' Address: 4406 Greenwood Drive, Des Moines, Iowa
the following described real estate, situated in Madison County, Iowa, to-wit:

The Northwest Fractional Quarter (1/4) of the Northwest
Quarter (1/4) of Section One (1) and the East Fractional
Half (1/2) of the Northeast Fractional Quarter (1/4) of
Section Two (2) in Township Seventy-seven (77) North,
Range Twenty-six (26) West of the 5th P.M., Madison County,
Iowa.

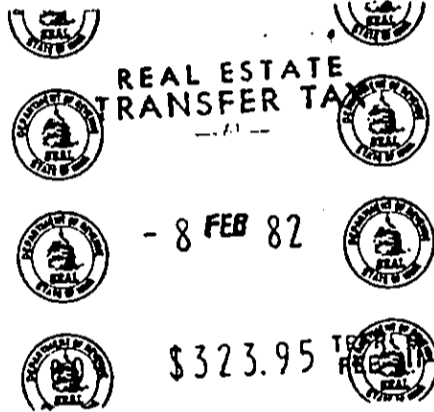
This deed is given in fulfillment of a real estate contract dated
January 11, 1982, between the parties hereto and the warranties of
title extend only to the date thereof.

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer 10 .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 11 day of January, 1982.

Texas
STATE OF IOWA } ss. Ralph C. Hanes
COUNTY OF Dallas } Ralph C. Hanes

On this 11th day of January, 1982 before
me, the undersigned, a Notary Public in and for said County and
State, personally appeared Ralph C. Hanes,
a single person

(Grantors' 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.

Kathleen J. Fairinger
Expires 2-6-85 Notary Public in and for said County and State

Phone
type
or
print
names
under
signatures
as per
Sec.
228.8
Code of
Iowa