

REAL ESTATE TRANSFER	
TAX PAID 19	
\$ 4.95	STAMP #
<i>Mary E. Welty</i>	
RECORDER	
2-23-89	<i>Madison</i>
DATE	COUNTY

**Compsred**

FILED NO. **1652**  
BOOK 54 PAGE 723

1989 FEB 23 AM 9:12

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Four Thousand Six Hundred Fifty Dollars and no/100 (\$4,650.00)  
Dollar(s) and other valuable consideration, Everett Lee Ross, also known as Everett L. Ross and  
Everett Ross and Violet S. Ross, husband and wife

do hereby Convey to Emmett Hibdon and Dora Hibdon, husband and wife

the following described real estate in Madison County, Iowa:

Lot Fourteen (14) of Stewart's First Addition to the  
Town of East Peru, Madison County, Iowa.

This Deed is in fulfillment of a Real Estate Contract dated March 24, 1976 and  
Recorded on April 2, 1976 in Book 47 at page 64 of Madison County Recorder's Office.

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: January 31, 1989

On this 1st day of February  
1989, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Everett Lee Ross and Violet S. Ross

Everett Lee Ross  
Everett Lee Ross (Grantor)

Violet S. Ross  
Violet S. Ross (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.

Beth Flander Notary Public (Grantor)

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