

REAL ESTATE TRANSFER	
TAX PAID <u>21</u>	
STAMP #	
\$ <u>52.80</u>	
<u>Mary E. Welty</u>	
RECORDER	
DATE <u>4-12-90</u>	COUNTY <u>Madison</u>

FILED NO. 2050
 BOOK 126 PAGE 551
 90 APR 12 AM 11:43
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$5.00
 Transfer \$10.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of Forty-eight Thousand Five Hundred and no/100- - - (\$48,500.00)
Dollar(s) and other valuable consideration, Raymond E. Ricketts and Doris P. Ricketts, husband and wife,

do hereby Convey to Jimmy L. Ashby and Virginia D. Ashby,

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

The Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the North 30 Acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty (20), and the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa.

This Warranty Deed is given subject to the mortgage to Farmers & Merchants State Bank of Winterset, Iowa, which is presently outstanding and has a current unpaid principal indebtedness of \$34,500. The grantees, through the recording of this Warranty Deed, hereby assume and agree to pay as part of the purchase price this \$34,500 mortgage principal balance plus all interest thereon accruing from and after April 1, 1990.

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: April 10, 1990

On this 10 day of April, 1990, 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)

[Signature]
(Grantor)

