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IOWA STATE BAR ASSOCIATION
Official Form No. 105

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

Return to: Ronald L. Hansel
Dreher, Wilson, Simpson, Jensen
Sellers, Butters, Adams & Kaiser
1200 Hub Tower
699 Walnut
Des Moines, IA 50309

FILED NO. 135
BOOK 126 PAGE 798
90 JUL 19 AM 9:13

MD.
REC
PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$ 10.00, Trans \$5.00



SPECIAL WARRANTY DEED

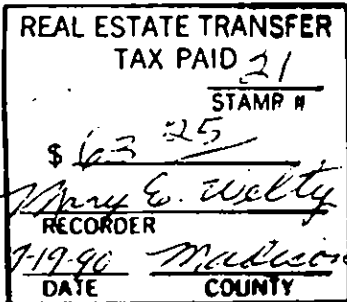
SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar
Dollar(s) and other valuable consideration,
Russell R. Kulm and Bernice A. Kulm, husband and wife
do hereby Convey to Herbert W. Patience and Mary K. Patience,
husband and wife
the following described real estate in Madison County, Iowa:

South Half of the Northeast Quarter (S1/2 NE1/4); North Half of
the Southeast Quarter (N1/4 SE1/4); and the Southeast Quarter of
the Southeast Quarter (SE1/4 SE1/4), all in Section Thirteen (13),
Township Seventy-seven (77) North of Range Twenty-nine (29)
West of the 5th P.M., Madison County, Iowa.

This deed is intended to transfer all of the rights, title and
interest of the Transferors to the above-described real estate
acquired pursuant to a Quit Claim Deed dated March 5, 1985,
and found at Book 118, Page 469 and a Real Estate Contract dated March
5, 1985, and found at Book 188, Page 467 of the records of the
Madison County Recorder. Transferees hereby agree to assume
a pre-existing Real Estate Contract dated August 19, 1963, and
found at Book 105, Page 75 of the records of the Madison County
Recorder and shall hold Transferors harmless thereon.

*See deed record 128-40
for correct legal*



Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against
the lawful claims of all persons claiming by, through or under them, 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: Dated: July 13, 1990
Polk COUNTY,

On this 13 day of July, 19 90, before
me the undersigned, a Notary Public in and for said State,
personally appeared
Bernice A. Kulm

Russell R. Kulm (Grantor)
By: Bernice A. Kulm
Bernice A. Kulm, (Grantor)
Attorney-in-fact
Bernice A. Kulm (Grantor)
Susan J. Watts (Grantor)

Place
type or
print
names
under
signa-
tures
as per
Sec
335.2
Code
of Iowa

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.

Susan J. Watts
Notary Public

(This form of acknowledgment for individual grantors) only)



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STATE OF IOWA, POLK COUNTY, ss:

On this 13 day of July, 1990, before me,
the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bernice A. Kulm,
to me known to be the person who executed the foregoing instrument in behalf of Russell R. Kulm,
and acknowledged that (he) (she) executed the same as the voluntary act and deed of said Russell R. Kulm



Susan J. Wetts
Notary Public in and for said State.



IOWA STATE BAR ASSOCIATION
Official Form No. 174 (Trade-Mark Registered, State of Iowa, 1967)
This Printing January, 1986

(Section 558.39, Code of Iowa)

Acknowledgement: For use in the case of natural persons acting by attorney