

REAL ESTATE TRANSFER	
TAX PAID <u>7</u>	
STAMP #	
<u>\$ Mary E. Welty</u>	
<u># 7 78 Revenue</u>	
<u>2-24-89 Madison</u>	
DATE	COUNTY

FILED NO. 254
BOOK 56 PAGE 101
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J. MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$ 5.00, Trans \$5.00



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ----Seven Thousand Five Hundred
Dollar(s) and other valuable consideration, J & B STORES, INC.
a corporation organized and existing under the laws of Iowa
does hereby Convey to RODNEY M. RAMSEY and CONNIE J. RAMSEY, husband and wife, as
joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

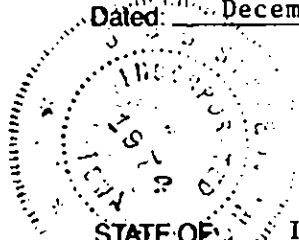
Beginning at a point 1208.81 feet West and 336 feet North of the center of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 126 feet, thence East 135 feet, thence South 126 feet, thence West 135 feet to the point of beginning, subject to easements of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

J & B STORES, INC.
By [Signature]
(Jack R. Schreiber, President) Title
By [Signature]
(Jack R. Schreiber, Secretary) Title

Dated: December 5, 1989



STATE OF IOWA COUNTY, POLK ss:

On this 5th day of December, 19 89 before me, the undersigned, a Notary Public in and for said State, personally appeared Jack R. Schreiber and Jack R. Schreiber to me personally known, who being by me duly sworn, did say that they are the President and Secretary respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (the seal affixed thereto is the seal of said) and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Jack R. Schreiber and Jack R. Schreiber as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



[Signature], Notary Public
DEED REC 56