

REAL ESTATE TRANSFER
TAX PAID <u>.50</u>
STAMP # <u>40 70</u>
\$ <u>40 70</u>
<u>Mary E. Welty</u>
12-21-90 <u>Madison</u>
DATE COUNTY

FILED NO. 1281  
BOOK 56 PAGE 379  
90 DEC 21 AM 11:54

COMPARED

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 ---Thirty-seven Thousand Five Hundred  
Dollar(s) and other valuable consideration, HUNTER MANAGEMENT CO.  
a corporation organized and existing under the laws of the State of Iowa,  
does hereby Convey to TRUMAN D. PAYNE and CHERYL A. PAYNE, 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:

The North Half (1/2) of Lot Twelve (12) in Block Eleven (11) of the Original Town  
of Earlham, Madison County, Iowa.

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.

HUNTER MANAGEMENT CO.

Dated: December 19, 1990

By W. W. Hunter  
(W. W. Hunter, President) Title

By Hazel M. Ross  
(Hazel M. Ross, Secretary) Title

STATE OF IOWA MADISON COUNTY, ss:

On this 19 day of December, 19 90 before me, the undersigned, a Notary Public in and for said State, personally appeared W. W. Hunter and Hazel M. Ross 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 W. W. Hunter and Hazel M. Ross 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.

Robert J. Fress  
ROBERT J. FRESS, Notary Public