

GENERAL WARRANTY DEED

THIS DEED is made this 30th day of December, 1990, between FERRELLGAS, INC., a Delaware corporation, hereinafter called "Grantor", and CLYDE WILLIAM FICKES and JOHN KIRK FICKES, with right of survivorship, hereinafter called "Grantee".

W I T N E S S E T H:

Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns, the following described real estate situated in the County of Madison, State of Iowa, to wit:

Lot 7 of the original Southwest section of St. Charles, Madison County, Iowa.

TO HAVE AND TO HOLD the same, together with all the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever. Grantor, its successors or assigns, does hereby covenant, promise and agree to and with Grantee at the delivery of this Deed that it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above-described premises, with the appurtenances; that the same are free from encumbrance EXCEPT easements, reservations, restrictions, rights of way of record and special assessments not yet due.

Grantor will WARRANT and FOREVER DEFEND the same unto Grantee, its successors or assigns, against Grantor, its successors or assigns, and all and every person ~~or persons~~ whomsoever, lawfully claiming the same.

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File # 1608

91 FEB 12 PM 2:36

Fee \$10.00
Transfer \$5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPARED

Fee \$10.00
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID
STAMP # <u>11</u>
\$ <u>5.54</u>
<u>Michelle Utsler</u>
RECORDER
<u>2-12-91 Madison</u>
DATE COUNTY

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed by its Vice-President and its Corporate Seal to be hereunto affixed as of the day and year first above written.

FERRELLGAS, INC.,
a Delaware corporation

ATTEST:

Ben Williams
Assistant Secretary

By: *Bradley A. Cochennet*
Bradley A. Cochennet
Vice-President



STATE OF Missouri)
COUNTY OF Clay)

On this 20th day of December, A.D., 1990, before me, a Notary Public in the State of Missouri, personally appeared Bradley A. Cochennet, to me personally known, who being by me duly sworn did say that he is Vice President of FERRELLGAS, INC., that the seal affixed to said instrument is the seal of said corporation and that the said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors and the said Bradley A. Cochennet acknowledged the execution of the instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Sueby L. Bryan
Notary Public

My commission expires:
November 11, 1991

