

Fee \$5.00  
Transfer \$10.00

COMPARED

REAL ESTATE TRANSFER  
TAX PAID 34  
STAMP #  
\$ 113.85  
Michelle Utzler  
RECORDER  
3-20-91 Madison  
DATE COUNTY

FILED NO. 1875  
BOOK 128 PAGE 546  
91 MAR 20 PM 1:44  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of ONE HUNDRED FOUR THOUSAND and 00/100--(\$104,000.00)-  
Dollar(s) and other valuable consideration, CLYDE G. BERRY and ESTHER MAE ROGERS,  
husband and wife,

do hereby Convey to RUTH ESTHER TISH, EDWARD LELAND WITMER, RICHARD ARTHUR  
WITMER and ELLEN SUE STONEHOCKER

the following described real estate in Madison County, Iowa:

The South Half (S $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section  
Sixteen (16) and the North Half (N $\frac{1}{2}$ ) of the Northeast Quarter  
(NE $\frac{1}{4}$ ) of Section Twenty-one (21), all in Township Seventy-  
four (74) North, Range Twenty-eight (28) West of the 5th P.M.,  
Madison County, Iowa.

This Deed is given in fulfillment of the Real Estate Contract recorded at  
Book 125, Page 442.

This Deed is subject to a Real Estate Mortgage to THE MUTUAL BENEFIT LIFE  
INSURANCE COMPANY dated 6 Feb 1979, and recorded 5 Mar 1979, in Book 131,  
Page 123, Madison County Recorder's Office, which Mortgage the Grantees  
herein have assumed and agreed to pay and agree to hold Grantors harmless  
therefor. Grantors have heretofore been released by Mortgagee from all  
liability with respect to this Mortgage and accompanying Promissory Note.

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 acknowledgement 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: March 5, 1991

On this 5 day of March,  
19 91, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Clyde G. Berry and Esther Mae  
Rogers

Clyde G. Berry  
Clyde G. Berry (Grantor)

Esther M. Rogers  
Esther Mae Rogers (Grantor)

to me known to be the identical persons named in and  
who executed the foregoing instrument and acknow-  
ledged that they executed the same as their voluntary  
act and deed.

Kim Mathes  
Notary Public

(This form of acknowledgement for individual grantor(s) only)

