

COMPARED

WARRANTY DEED—VESTING ENTIRE TITLE IN SURVIVOR JOE GRUBER & CO., WINTERSSET, MO. FORM NO. 118

Know All Men by These Presents: That (AKA Beatrice Grulke or)
Beatrice Cleo Grulke, widow and unmarried (AKA Beatrice C. Grulke)
of Crawford County and State of Kansas in consideration of
the sum of Twenty -two Thousand and n0/100 (\$22,000.00) DOLLARS
in hand paid by Gary Rex Carpenter and Peggy Rae Carpenter, husband and wife

as JOINT TENANTS, with right of survivorship and not as tenants in common; the following described real estate.
of Madison County and State of Iowa do hereby SELL AND CONVEY
unto the said Gary Rex Carpenter and Peggy Rae Carpenter,

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF
EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED
HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

the following described premises, situated in the County of Madison
State of Iowa, to-wit:
Lots One (1) and Four (4) in Block One (1),
Kirkwood Addition to Winterset, Madison County, Iowa

REAL ESTATE TRANSFER
TAX PAID 35
STAMP #
\$ 34 40
Michelle Utsler
RECORDER
9-30-91 Madison
DATE COUNTY

This deed is given in full settlement of contract dated March 3, 1989 by
and between Beatrice Cleo Grulke, Seller and Gary Rex Carpenter and
Peggy Rae Carpenter, Buyers recorded May 10, 1989 in Town Lot Deed Record
Book 55, page 38 of records of Madison County, Iowa

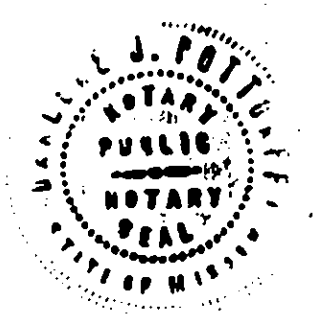
And I hereby covenant with the said Gary Rex Carpenter and
Peggy Rae Carpenter that I hold said premises by good and
merchantable title; that I have good right and lawful authority to sell and convey the same; that
they are free and clear from all liens and incumbrances whatsoever, except as above stated.

And I covenant to WARRANT AND DEFEND the said premises against the lawful claims
of all persons whomsoever, except as above stated.

And the said Beatrice Cleo Grulke hereby relinquishes
her rights of dower and homestead in and to the above described premises.

Signed the 19th day of September A. D. 1991.
Beatrice Cleo Grulke
Beatrice Cleo Grulke

STATE OF Mo
Barton County } ss.
On this 19th day of Sept, A. D. 1991, before me, DARLENE J. PATTON
a Notary Public in and for BARTON County, Mo, personally appeared
BEATRICE CLEO GRULKE



to me known to be the person named in and who executed the foregoing
instrument and acknowledged that she executed the same as
voluntary act and deed.

Darlene J. Patton
Notary Public in and for Barton County, Mo
My commission expires April 10, 1992