108.35 3/4/83 c:mp

IOWA STATE BAR ASSOCIATION
Official Form No. 1.1 (Trade-Mark Registered State of Iowa, 1967)

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

IND ✓
GEC ✓
PROF ✓

WARRANTY DEED

Know All Men by These Presents: That Roy Berch and Martha Berch, husband and wife, a/k/a Roy L. Berch and Martha M. Berch,

, in consideration of the sum of -Ninety-nine Thousand and no/100 --- ($99,000.00)-------DOLLARS in hand paid do hereby **Convey** unto John L. Ringgenberg and Constance J. Ringgenberg, husband and wife,

Grantees' Address: RR 1, Peru, Iowa 50222

the following described real estate, situated in Madison County, Iowa, to-wit:

The Southeast Quarter of the Southwest Quarter and Southwest Quarter of Southeast Quarter and the West 22 acres of the Northeast Quarter of the Southeast Quarter and the West 18 acres of the Southeast Quarter of the Southeast Quarter of Section Thirty-three (33) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P. M., and the Northeast Fractional Quarter of the Northwest Fractional Quarter of Section Four (4) and a tract of land in the Northeast Fractional Quarter of Section Four (4) described as follows: Commencing at the Northwest corner of the last described Quarter Section, thence East 10 rods, thence South, 5°53' East, 41 chains 4 links to South line of said Quarter Section, thence West 26 rods 18 links to Southwest corner of said Quarter Section, thence North 40 chains 86 links to place of beginning, in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa;

This Deed is given pursuant to the Escrow Agreement contained in the Real Estate Contract recorded at Book 116, page 503.

Compared

FILED NO. 2110
BOOK 118 PAGE 725

Fee $5.00 1pg 1985 MAY 31 PM 3:33

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

And the grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are **Free and Clear of all Liens and Encumbrances Whatsoever** except as may be above stated; and said grantors Covenant to **Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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

Signed this 7th day of March, 1983.

✓ Roy L. Berch
Roy Berch, a/k/a Roy L. Berch

✓ Martha M. Berch
Martha Berch, a/k/a Martha M. Berch

STATE OF **IOWA**,
COUNTY OF Madison } ss.

On this 7 day of March, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roy Berch and Martha Berch

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

Kathleen Edwards
Notary Public in and for said County and State

KATHLEEN EDWARDS
MY COMMISSION EXPIRES
8-31-83

(Grantors' address)

REAL ESTATE TRANSFER TAX
18 MAR 83
$108.35

Please type or print names under

1.1 WARRANTY DEED
Current January, 1981