THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04610

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

Larry Beaman
Box 161
Ryan, IA 52330

Entered for taxation 11th day of September A.D., 1996
Sharon McCrabb Auditor
By Connie Beeks Deputy
T-175

REAL ESTATE TRANSFER TAX PAID 12 STAMP # $ 4.80
Deborah L. Peyton RECORDER By: [illegible]
9-3-96 DATE COUNTY

AUDITOR FEE $ 5.00
RECORDER FEE $ 6.00

DELAWARE COUNTY IOWA FILED
1996 SEP 3 PM 3 40
BOOK 55 PAGE 336
DEBORAH L. PEYTON RECORDER

253-885

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of THREE THOUSAND TWO HUNDRED FIFTY and 00/100 ($3,250.00)----- Dollar(s) and other valuable consideration,
Roger G. Wilson and Marilyn K. Wilson, husband and wife

do hereby Convey to
Larry D. Beaman, a single person

the following described real estate in Delaware County, Iowa:

The North thirty three (33) feet of the South seventy six (76) feet of Lot Three (3), Block Twenty (20), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42.

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 acknowledgment 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:
DELAWARE COUNTY,
On this 21st day of June , 199 5 , before me, the undersigned, a Notary Public in and for said State, personally appeared Roger G. Wilson and Marilyn K. Wilson

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.

Vincent J. Keegan
Vincent J. Keegan
Notary Public
(This form of acknowledgment for individual grantor(s) only)

Dated: June 21, 1995

Roger G. Wilson (Grantor)

Marilyn K. Wilson (Grantor)

(Grantor)

(Grantor)

DATE 9-3-96 BOOK 55 PAGE 336

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