

FILED NO. **1671**

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92 DEC 31 PM 3:46

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, ROBERT F. MURPHY and KAY L. MURPHY, Husband and
Wife,

do hereby Convey to ROBERT F. MURPHY and KAY L. MURPHY

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Commencing at a point 398 feet East of the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East 554 feet, thence North 315 feet, thence West 554 feet, thence South 315 feet to the point of beginning.

This is a deed between husband and wife without actual consideration. Therefore, no declaration of value or groundwater statement is required.

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:
MADISON COUNTY,

Dated: 12/22/92

On this 22nd day of December, 19 92, before me the undersigned, a Notary Public in and for said State, personally appeared
Robert F. Murphy and
Kay L. Murphy

Robert F. Murphy
Robert F. Murphy (Grantor)

Kay L. Murphy
Kay L. Murphy (Grantor)

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.

Duane Gordon
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment is for individual grantor(s) only)

