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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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, (less than \$500.00)
Christopher Joseph Nehring and Cindy A. Nehring, husband and wife,

do hereby Convey to
Christopher Joseph Nehring and Cindy A. Nehring

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

The South Half (S½) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) except for the South 12-1/2 feet thereof of Section 23, and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) and the East Half (E½) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section 22, all in Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa.

This Deed is exempt from Iowa transfer tax because the consideration is less than \$500.00. No declaration or groundwater statement is required because it is a transaction between a husband and wife.

Subject to a Real Estate Contract made and entered into between Ralph L. Pender and Zorah B. Pender, husband and wife, Sellers, and Christopher Joseph Nehring, Buyer, for the sale of the above described real estate, which contract, Buyer, Christopher Joseph Nehring hereby assigns to Grantees, Christopher Joseph Nehring and Cindy A. Nehring, as Joint Tenants, with Full Rights of Survivorship and not as Tenants in Common.

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

Dated: Feb 14, 1997

Madison COUNTY, ss:
On this 14 day of Feb,
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Christopher Joseph Nehring and
Cindy A. Nehring

Christopher Joseph Nehring
Christopher Joseph Nehring (Grantor)

Cindy A. Nehring
Cindy A. Nehring (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.

(Grantor)

James B. Olson

Notary Public

(Grantor)

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

