

REAL ESTATE TRANSFER	
TAX PAID <u>35</u>	
STAMP #	
\$ <u>42.90</u>	
<i>Michelle Utsler</i>	
RECORDER	
<u>4-24-97</u>	<u>Madison</u>
DATE	COUNTY

FILED NO. 2913

BOOK 137 PAGE 466

97 APR 24 AM 10:42

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

After recording return to:
Contract Exchange Corporation
P O Box 8162
Cedar Rapids Iowa 52408

Preparer Information:
Contract Exchange Corp P O Box 8162 Cedar Rapids, Iowa 52408 319/363-8827

WARRANTY DEED

REC \$ 5.00
AND \$ 5.00
R.M.F. \$ 1.00

Know All Men By These Presents: That

Frank E. Weinstein, a single person,

COMPUTER
RECORDED
COMPARED

In consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration
In hand paid do hereby Convey unto

**Randall Edwards and Melinda Edwards, husband and wife as joint
tenants with full rights of survivorship and not as tenants in common,**

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

A parcel of land in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., and being the point of beginning, thence South 86°44' West 236.5 feet along the North line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence South 03°54' East 83.0 feet, thence South 88°53' East 72.0 feet, thence South 02°47' East 221.0 feet, thence North 86°44' East 148.0 feet, thence North 00°00' 310.0 feet along the east line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) to the point of beginning, said parcel contains 1.25 Acres including 0.14 Acres of public road right of way,



This Deed is given in fulfillment of a certain real estate contract dated March 21, 1996 and recorded March 21, 1996 in Book 136 at Page 106 in the Madison County, Iowa Recorder's office.

This deed is exempt from Declaration Of Value and Groundwater Hazard Statement being a deed in fulfillment of a real estate contract.

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 person whomsoever, except as may be above stated.

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

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

Signed this 22nd day of April, 1997.

Frank E. Weinstein
Frank E. Weinstein

State of Iowa, Linn County, ss:

On this 22nd day of April, 1997 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank E. Weinstein, a single person to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Nancy C. Malloy
Notary Public in and for said County and said State

