

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

LEONARD M. FLANDER ISBA # 000001612

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

REAL ESTATE TRANSFER
TAX PAID 25
STAMP #
\$ 32.00
Michelle Utsler
RECORDER
4-14-00 Madison
DATE COUNTY

FRS 5 1/2
MDC 5 02
FRS 1 02

FILED NO. 003864
BOOK 142 PAGE 468

COMPUTER ✓
RECORDED ✓
COMPARED ✓

2000 APR 14 PM 12:43
12:43 PM
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information LEONARD M. FLANDER, 223 EAST COURT AVENUE, WINTERSET, (515) 462-4912
Individual's Name Street Address City Phone

Tax Statement to: John E. Garmon, 2944 Woodland Ave., Truro, IA 50257

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of TWENTY THOUSAND FIVE HUNDRED Dollar(s) and other valuable consideration, CLARENCE E. GARMON AND JUANITA A. GARMON, HUSBAND AND WIFE

do hereby Convey to JOHN E. GARMON

the following described real estate in MADISON County, Iowa:

THE SOUTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P. M., MADISON COUNTY, IOWA

GRANTEE STATES THAT HE HAS NOT OCCUPIED OR EXERCISED HIS RIGHT OF POSSESSION TO THE DWELLING ON SUCH PREMISES FOR A CONTINUOUS PERIOD IN EXCESS OF SIX (6) MONTHS PRIOR TO THE DATE HEREOF AND DOES HEREBY RELEASE ANY AND ALL RIGHT TO OCCUPY OR POSSESS THE DWELLING LOCATED ON THE PREMISES OR THE RIGHT TO OCCUPY AND POSSESS ANY OTHER PART OF THE PREMISES.

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: 1-15-2000

POLK COUNTY, ss: CLARENCE E. GARMON

On this 15th day of January, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared CLARENCE E. GARMON AND JUANITA A. GARMON, HUSBAND AND WIFE

Juanita A. Garmon (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.

Leslie McCleary (Grantor)

LESIE McCLEARY Notary Public
(This form is valid only if my commission expires on 11-7-2000)