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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information **Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731**

Address Tax Statement: **George C. Hart & Opal Hart, 1229 210th St., Winterset, IA 50273**



WARRANTY DEED

For the consideration of ONE
Dollar(s) and other valuable consideration,
GEORGE C. HART and OPAL HART, Husband and Wife,

do hereby Convey to
GEORGE C. HART and OPAL HART,

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-nine (29) West of 5th P.M., Madison County, Iowa, AND The North Half (1/2) of the Northwest Quarter (1/4) & the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

The consideration for this Deed is less than \$500. 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

Dated: March 7, 2000

MADISON COUNTY, ss:

On this 7 day of March, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared George C Hart and Opal Hart

George C Hart (Grantor)

Opal Hart (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)

Jerrold B. Oliver
Notary Public

(Grantor)

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

