

REAL ESTATE TRANSFER
TAX PAID
28
STAMP #
\$ 6800
Michelle Utsler
RECORDER
6-23-00 Madison
DATE COUNTY

COMPUTER ✓
RECORDED ✓
COMPARED
REG \$ 500
AUD \$ 500
R.M.F. \$ 100

#4828
FILED NO. 004828
BOOK 142 PAGE 655
2000 JUN 23 AM 11:20
11:20am
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of Forty-two Thousand Six Hundred Sixty-six and 66/100 Dollar(s) and other valuable consideration,
Fern Algoe, single and Donald E. Ham and Karen M. Ham, husband and wife

do hereby Convey to
Larry Ham (a.k.a. R. Larry Ham) and Shirley Ham, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common

the following described real estate in Madison County, Iowa:

ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO:

THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) AND THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) AND THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) ALL IN SECTION SEVENTEEN (17), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P. M., MADISON COUNTY, IOWA

THIS DEED IS IN FULFILLMENT OF THE CONTRACT RECORDED IN BOOK 106 AT PAGE 302.

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 23, 2000

MADISON COUNTY, ss:

On this 23rd day of March, before me, the undersigned, a Notary Public in and for said State, personally appeared Fern Algoe, single; Donald E. Ham and Karen M. Ham, husband and wife

Fern Algoe
Fern Algoe (Grantor)

Donald E. Ham
Donald E. Ham (Grantor)

Karen M. Ham
Karen M. Ham (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.

Leonard M. Flander
Leonard M. Flander
Notary Public

(Grantor)

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