

COMPUTER
RECORDED
COMPARED _____

REC \$ 500
AUD \$ 500
R.M.F. \$ 100

REAL ESTATE TRANSFER
TAX PAID 57
STAMP #
16332
Mickelle Utsler
RECORDER
8-31-00 Madison
DATE COUNTY

FILED NO. 005785
BOOK 64 PAGE 210
2000 AUG 31 PM 1:27
1:27 PM
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, (515) 758-2267

Individual's Name Street Address City Phone

Address Tax Statement : Marvin D. Boggs
398 School Street, P.O. Box 167
Martensdale, Iowa 50160

\$ 102,500.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---One Hundred Two Thousand Five Hundred
Dollar(s) and other valuable consideration,
WILBUR G. GOLIGHTLY, a single person.

do hereby Convey to
MARVIN D. BOGGS and CAROL S. BOGGS, husband and wife

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

Commencing at a point 159.5 feet North of the Northwest corner of Block Three (3), of Pitzer & Knight's Addition to the City of Winterset, Iowa, running thence North 55 feet, thence East 132 feet, thence South 55 feet, thence West 132 feet to the place of beginning, (otherwise known and described as the North 38 1/2 feet of Lots 5 and 6 of Block Thirteen (13) of said Addition and a tract described as: Commencing at the Northwest corner of said Lot Five (5), running thence North 16 1/2 feet, thence East 132 feet, thence South 16 1/2 feet, thence West 132 feet to the place of beginning. Also, a strip of land for right of way described as follows: Commencing at the Southwest corner of the above described 55 foot strip of land, running thence East 96 feet, thence South 8 feet, thence West 96 feet, thence North 8 feet to the place of beginning, And a part of Block Thirteen (13) of Pitzer & Knight's Addition to Winterset, Madison County, Iowa, described as follows: Commencing at a point 148 1/2 feet North of the Southwest corner thereof and running thence East 132 feet, thence North 66 feet, thence West 132 feet, thence South 66 feet to the place of beginning, being the South Half (1/2) of Lots Three (3) and Four (4) in said Block Thirteen (13) of said Addition.



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: August 25, 2000

MADISON COUNTY, ss:

On this 25 day of August,
2000, before me, the undersigned, a Notary Public for said State, personally appeared
Wilbur G. Golightly

Wilbur G. Golightly
Wilbur G. Golightly (Grantor)

(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)

Dean R. Nelson
Dean R. Nelson
Notary Public

(Grantor)

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