



REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 10.00

COMPUTER
RECORDED
COMPARED

FILED NO. 000044
BOOK 2001 PAGE 44
2001 JAN -5 PM 1:11

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information LEONARD M. FLANDER, 223 EAST COURT AVENUE, WINTERSSET, (515) 462-1912
Individual's Name Street Address City Phone

Address Tax Statement : Richard L. Craig
3629 Homestead Drive, Granger, IA 50109

SPACE ABOVE THIS LINE
FOR RECORDER



\$128,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Twenty-eight Thousand ----- (\$128,000.00)-----
Dollar(s) and other valuable consideration,
MICHAEL G. MARTIN and LOIS M. MARTIN, Husband and Wife

do hereby Convey to
RICHARD L. CRAIG and VIVIAN J. CRAIG

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

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) and in the Southeast Quarter (1/4) of the
Northeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of
the 5th P.M., Madison County, Iowa, as shown by the Plat of Survey Recorded in Record 2 at Page 597 on July 26, 1995
in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "D" which is a portion of Parcel "A" located in
the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-nine (29), containing 2.098 acres, as
shown in Plat of Survey filed in Book 3, Page 647 on November 22, 2000, in the Office of the Recorder of Madison
County, Iowa.



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: January 5, 2001

MADISON COUNTY, ss:

On this 4th day of January,
2001, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Michael G. Martin and Lois M. Martin

Michael G. Martin
Michael G. Martin (Grantor)

Lois M. Martin
Lois M. Martin (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.

Robert C. Duff
Notary Public (Grantor)

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

