

REC \$ 5.00  
AUD \$ 3.00  
R.M.F. \$ 7.00

REAL ESTATE TRANSFER  
TAX PAID 13  
STAMP #  
\$ 291.30  
Michelle Utsler  
RECORDER  
7-10-96 Madison  
DATE COUNTY

FILED NO. 001255

BOOK 2001 PAGE 1255

2001 MAR 30 PM 1:34

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer Information Samuel H. Braland P.O. Box 370 Earlham, IA 50072 (515) 758-2267  
Individual's Name Street Address City Phone



Address Tax Statement: Suzanne Morton, 12705 NW 142nd St., Madrid, IA 50156

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of ---One Hundred Eighty-two Thousand Five Hundred  
Dollar(s) and other valuable consideration,  
NEIL L. EDWARDS, a single person, also known as NEIL EDWARDS,

do hereby Convey to  
SUZANNE MORTON

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), in  
Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.,  
Madison County, Iowa, except one acre described as follows: Commencing 20 feet  
West of the Southeast corner of said Section Two (2), thence North 16 rods,  
thence West 10 rods, thence South 16 rods, thence East 10 rods to the place of  
beginning, also except a strip of land commencing at the Southeast corner of  
said Section Two (2), thence North 80 rods, thence West 20 feet, thence South  
80 rods, thence East 20 feet to the place of beginning.



This deed is given in fulfillment of a real estate contract by and between the  
grantor and grantee, recorded in Book 136, at Page 467, in the Office of  
the Recorder of Madison County, Iowa. Inasmuch as this deed is given in ful-  
fillment of a recorded real estate contract, it is exempt from declaration of  
value and groundwater hazard statement filing requirements.

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: July 10, 1996

ss: MADISON COUNTY,

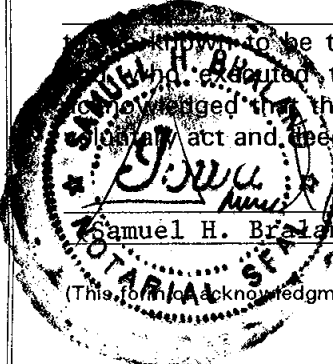
On this 10th day of July,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Neil L. Edwards

Neil L. Edwards  
(Neil L. Edwards) (Grantor)

(Grantor)

(Grantor)

(Grantor)



to be the identical persons named in  
the foregoing instrument and  
they executed the same as their  
act and deed.  
Samuel H. Braland  
Notary Public

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