

**REAL ESTATE TRANSFER
TAX PAID 17**

STAMP #
\$ 151.20
Michelle Utzler
RECORDER
2-15-02 *Madison*
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED



FILED NO. 000808

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2002 FEB 15 PM 2:15
(2:15 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Individual's Name Street Address City Phone

Address Tax Statement: Robert and Melissa Watson
440 - 2nd St., Truro, IA 50257

SPACE ABOVE THIS LINE FOR RECORDER



\$95,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of NINETY-FIVE THOUSAND
Dollar(s) and other valuable consideration,
EDWARD J. BUCHANAN and DEVONNA BUCHANAN, Husband and Wife,

do hereby Convey to
ROBERT L. WATSON and MELISSA J. WATSON,

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

A tract of land described as commencing at a point 259.3 feet North of the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and running thence West parallel with the South line of said 40 acre tract 278.9 feet, thence North 134 feet, thence East parallel with said South line 278.9 feet, thence South 134 feet to the place of beginning



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: 2-4-02

MADISON COUNTY, ss:

On this 4th day of Feb,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Edward J. Buchanan and Devonna Buchanan

Edward J. Buchanan
Edward J. Buchanan (Grantor)

Devonna Buchanan
Devonna Buchanan (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)

Robert C. Duff

Notary Public

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

