

REAL ESTATE TRANSFER
TAX PAID 39
STAMP #
\$ 204.00
Michelle Utsler
RECORDER
9-26-02 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

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BOOK 2002 PAGE 4749
2002 SEP 26 PM 2:47

MICHELLE 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 : Charles and June Murphy
2216 240th Lane, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE HUNDRED TWENTY-EIGHT THOUSAND Dollar(s) and other valuable consideration,
ALLEN L. BANKS and ELIZABETH J. BANKS, Husband and Wife, and CONSTANCE A. BANKS, Single,

do hereby Convey to
CHARLES W. MURPHY and JUNE K. MURPHY,

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

All that part of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., lying South and East of Middle River, containing 2.22 acres, more or less, AND the West One-third (1/3) of the South 120 rods of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), and all that part of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) which lies South and West of Middle River and containing 2 acres more or less, and the East 24 rods and 20 links of the South 19 chains of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), and Lot Three (3) of the Sub-division of the Southeast Quarter (SE $\frac{1}{4}$) as shown by plat thereof, recorded in Deed Record 8, Page 306, of the records of Madison County, Iowa, all in Section Twelve (12), and the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and the East One-fourth (E $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), except the North 26 $\frac{2}{3}$ rods of the West 2 rods thereof, in Section Thirteen (13), all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, together with easements of record

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: 9-25-02

ss:

MADISON COUNTY,

On this 25th day of September, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Allen L. Bank, Elizabeth J. Banks and Constance A. Banks

Allen L. Banks
Allen L. Banks (Grantor)

Elizabeth J. Banks
Elizabeth J. Banks (Grantor)

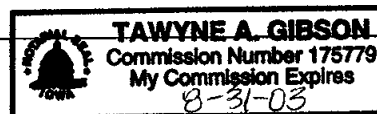
Constance A. Banks
Constance A. Banks (Grantor)

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.

Tawyne A. Gibson

Notary Public

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



(Grantor)