

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Samuel H. Braland ISBA # 000000454

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

COMPUTER   
RECORDED  FILED NO. 5234  
COMPARED  BOOK 62 PAGE 512  
REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00  
98 JUN 12 PM 2:15  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of ---One  
Dollar(s) and other valuable consideration,  
Harry Skaggs and Mary Skaggs, husband and wife,

do hereby Convey to  
Harry Skaggs and Mary Skaggs, husband and wife, as tenants in common,

the following described real estate in Madison County, Iowa:

Lot One (1) and Two (2) and the North Eighty-eight (88) feet of Lot B of Urquhart's Place in the Town of Earlham,  
Madison County, Iowa.

This is a conveyance between husband and wife for the private partition of property and for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and 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: June 11, 1998

ss:

MADISON COUNTY,  
On this 11th day of June,  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Harry Skaggs and Mary Skaggs

Harry Skaggs  
Harry Skaggs (Grantor)

Mary Skaggs  
Mary Skaggs (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.

Susan Clark  
Notary Public

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