

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAXIAD 23
\$ 79.30
Michelle Utiles
8-14-98 Madison
LINE COUNTY

COMPUTER
RECORDED
COMPARED
REC \$ 5.00
AUD \$ 5.00
S.M.F. \$ 1.00

FILED NO. 822
BOOK 139 PAGE 436
98 AUG 14 PM 3:22
MICHELLE UTILES
RECORDER
MADISON COUNTY, IOWA

Preparer Information LEONARD M. FLANDER, 223 E COURT AVE, P O BOX 67, WINTERSET, IA 51546-0067
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FORTY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$49,900.00)
Dollar(s) and other valuable consideration,
AVA LEA BOYLE (FORMERLY AVA LEA EDWARDS) AND JERALD M. BOYLE,
WIFE AND HUSBAND

do hereby Convey to
KRISTI K. STANFORD

the following described real estate in MADISON County, Iowa:

PARCEL "A" LOCATED IN THE NORTHWEST QUARTER (1/4) OF SECTION TWO (2),
TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-NINE (29) WEST OF THE
5TH P.M., MADISON COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY FILED IN
BOOK 3, PAGE 258 ON JUNE 3, 1998, IN THE OFFICE OF THE RECORDER OF
MADISON COUNTY, IOWA.

THIS CONVEYANCE INCLUDES ALL OF THE GRANTOR'S RIGHT, TITLE AND INTEREST
IN AND TO THE EASEMENT WHICH WAS RESERVED TO THE GRANTORS IN PARAGRAPH
18(A) OF THE CONTRACT DATED JUNE 25, 1998 AND RECORDED IN THE MADISON
COUNTY, IOWA RECORDER'S OFFICE IN BOOK 139 AT PAGE 257, AND IS SUBJECT TO
THE EASEMENT IN FAVOR OF THE BUYER NAMED IN SAID CONTRACT AND GRANTED
IN SAID CONTRACT.

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: AUGUST 13, 1998

MADISON COUNTY, ss:

On this 5TH day of AUGUST,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
JERALD M. BOYLE AND AVA LEA BOYLE

Ava Lea Boyle
AVA LEA BOYLE (Grantor)

Jerald M. Boyle
JERALD M. BOYLE (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.

Connie Harvey



Notary Public

(Grantor)

(Grantor)

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