

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 ISBA # 01398

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REAL ESTATE TRANSFER TAX PAID 26 STAMP # \$ 684.00 Michelle Utzler RECORDER 10:30:18 Madison COUNTY DATE

REC 5.00 AM 5.00 PM 1.00

FILED NO. 1698 BOOK 139 PAGE 726 98 OCT 20 PM 2:28

COMPUTER RECORDED COMPARED

MICHELLE UTZLER RECORDER MADISON COUNTY, IOWA

Preparer Information P. F. Elgin P. O. Box 215 Indianola, IA 961-2574 Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of one Dollar(s) and other valuable consideration, Maurice D. Mitchell, Sr. and Phyllis F. Mitchell, husband and wife,

do hereby Convey to Marvin R. Mitchell and Marlene M. Mitchell, husband and wife, as tenants in common

the following described real estate in Madison County, Iowa:

The Southeast Quarter of the Northwest Fractional Quarter and the East Half of the Southwest Fractional Quarter of Section 30, in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa

This warranty deed is being filed in fulfillment of a real estate contract filed May 17, 1994 in Book 132, Page 786. All warranties extend to date of contract only.

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: October, 1998

County, ss:

On this 19th day of October 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice D. Mitchell, Sr. and Phyllis F. Mitchell, husband and wife,

Maurice D. Mitchell Sr. (Grantor)

Phyllis F. Mitchell (Grantor)

Known to be the identical persons named in who executed the foregoing instrument and acknowledged that they executed the same as their act and deed.



J. Wheatley Notary Public (Grantor)

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