

THE IOWA STATE BAR ASSOCIATION Official Form No. 103		LEONARD M. FLANDER ISBA # 01612	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
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REAL ESTATE TRANSFER  
TAX PAID 48

STAMP # 40

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*Michelle Utsler*  
RECORDER

8-31-98 *Madison*  
DATE

FILED NO. **1059**

BOOK 139 PAGE 505

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information LEONARD M. FLANDER, 223 EAST COURT AVENUE, P.O. BOX 67, WINTERSET, IA 50273-0067, (515) 462-4912

Individual's Name	Street Address	City	Phone
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## WARRANTY DEED - JOINT TENANCY

For the consideration of Twenty-two Thousand and no/100 (\$22,000.00)  
Dollar(s) and other valuable consideration,  
A. RICHARD JOHNSON and DORIS D. JOHNSON,  
husband and wife

do hereby Convey to  
EARL ESTELL and CATHERINE J. ESTELL,  
husband and wife

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

Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-three (23) in Township Seventy-six (76) North,  
Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except commencing at the Southeast Corner of said  
Section Twenty-three (23), thence North 00°00'00" 119 feet, thence South 90°00'00" West 50 feet to the point of  
beginning, thence South 90°00'00" West 295 feet, thence North 00°00'00" 295 feet, thence North 90°00'00" East 295 feet  
thence South 00°00'00" 295 feet to the point of beginning, subject to a non-exclusive easement for ingress and egress to  
the excepted tract over and across the tract described as commencing at the Southeast Corner of said Section Twenty-three  
(23) thence North 00°00'00" 414 feet, thence South 90°00'00" West 50 feet, thence South 00°00'00" 418.16 feet to the  
South line of Section Twenty-three (23); thence North 85°14'47" East 50.17 feet to the point of beginning.

This Warranty Deed is in fulfillment of a Real Estate Contract by and between the Grantors and Grantees recorded in  
Book 130 at page 402 on September 23, 1992.

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 TEXAS

WILLIAMSON COUNTY,

On this 20 day of Aug,  
1998, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
A. RICHARD JOHNSON and DORIS D. JOHNSON,  
husband and wife

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.

*[Signature]*  
(This form of acknowledgment for individual grantors only)

Dated: July 31, 1998

*[Signature]*  
A. RICHARD JOHNSON (Grantor)

*[Signature]*  
DORIS D. JOHNSON (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

Notary Public  
JOYCE HENRY  
Notary Public, State of Texas  
My Commission Expires 5/10/00

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IOWADOCS™ 9/97

DEED RECORD 139

103 WARRANTY DEED - JOINT TENANCY  
Revised November, 1995

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