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MICHELLE UTSLER RECORDER HAMISON COUNTY-10WA

This instrument prepared by and return to:

ROSS F. BARNETT, Attorney at Law, 520 - 35th St., Des Moines, Iowa 50312 Ph # (515) 255-4666

170,000

## **WARRANTY DEED - JOINT TENANCY**

For the consideration of One (\$1.00) and other valuable consideration, **Leo P. McGough**, **Sr. and Jeanne L. McGough**, **husband and wife**, do hereby Convey unto **Brian Van Gundy and Stacey Van Gundy**, **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, lowa:

The West 10 acres of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

Locally known as 3380 - 265th St., St. Charles, Iowa 50240.



Grantors to 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 relinquish 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

SS:

COUNTY OF MADISON

On this 24 day of August, 1998, before me the undersigned, a Notary Public in and for said State, personally appeared Leo P. McGough, Sr. and Jeanne L. McGough, 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

Leo P. McGough

Dated: August 24, 1998.

leanne L. McGough

Notary Putylic in and for the State of John

BARTY B. SOUTHARD BY COMMESSION EXPRES