

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Dean R. Nelson ISBA #000003989

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

REAL ESTATE TRANSFER

TAX PAID 38

STAMP #

\$ 135 90

Michelle Utsler
RECORDER

3-12-99 Madison
TOWNSHIP COUNTY

COMPUTER

RECORDED

COMPARED

REC \$ 5.00

AUD \$ 10.00

R.A.F. \$ 1.00

FILED NO. 3705

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99 MAR 12 PM 2:35

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Dean R. Nelson, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

Individual's Name

Street Address

City

Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---Eighty-Five Thousand and 00/100ths---

Dollar(s) and other valuable consideration,

A. D. HART and RUTH HART, husband and wife,

do hereby Convey to
MICHAEL TAYLOR

the following described real estate in Madison County, Iowa:

The South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-six (26) and the East Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-five (35), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

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: February 25th, 1999

ss:

MADISON COUNTY,

On this 25th day of February,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
A. D. Hart and Ruth Hart

A. D. Hart (Grantor)

Ruth Hart (Grantor)

to the 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.

Dean R. Nelson
Notary Public

(Grantor)
(Grantor)

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