

IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

REAL ESTATE TRANSFER
TAX PAD 2
\$ 63.20
Michelle Utsler
RECORDER
6-1-99 DATE Madison COUNTY

REC 5²
AUD 5¹²
R.M.F. 1²
COMPUTER ✓
RECORDED ✓
COMPARED ✓

FILED NO. 4859
BOOK 141 PAGE 524
99 JUN -1 PM 1:04
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

\$ 40,000



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar and other good and valuable consideration
Dollar(s) and other valuable consideration, David H. Bonine, Jr. and Twyla Bonine, husband
and wife

do hereby Convey to David Richards and Tena Richards

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

The Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter
(SW $\frac{1}{4}$) except the South 7 feet thereof, in Section One
(1) in Township Seventy-Five (75) North, Range Twenty
Six (26) West of the Fifth P.M., Madison County, Iowa.

This Deed is given in fulfillment of a certain real
estate contract between the parties dated the 7th
day of June, 1988 as filed at Book 124, Page
383.

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 ss:
Polk COUNTY,

Dated: 6-3-88

3 day of June
1988 before me the undersigned, a Notary
Public in and for said State, personally appeared
David H. Bonine, Jr. and Twyla Bonine,
Husband and wife

David H. Bonine, Jr.
DAVID H. BONINE, JR. (Grantor)

Twyla Bonine
TWYLA BONINE (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.

Linda Hays Notary Public

(Grantor)

(Grantor)

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