

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Samuel H. Braland ISBA # 000000454

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

REAL ESTATE TRANSFER
TAX PAID
STAMP #
\$ 141.60
Michelle Utaler
RECORDER
8-6-99 *Madison*
DATE COUNTY

COMPUTER
RECORDED
COMPARED
REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. **000583**
BOOK 63 PAGE 328
99 AUG -6 PM 3: 28
MICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ---Eighty Nine Thousand and 00/100ths
Dollar(s) and other valuable consideration,
WILBUR H. BEESON, a single person,

do hereby Convey to
BONNIE S. WETRICH and HELEN LUDWICK,

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

The South 100 feet of the North 440 feet of the East 150 feet of the West 530 feet of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Six (6) in Township Seventy-seven (77) North, Range Twenty-eight (28) 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: August 2, 1999
SS: MADISON COUNTY, Wilbur H. Beeson (Grantor)
On the 2nd day of August, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Wilbur H. Beeson

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. _____ (Grantor)

Robert J. Press Notary Public _____ (Grantor)

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