

12,500

3 THE 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 PAID 7 STAMP \$ 19 / 30 Michelle Utzler RECORDER 9-2-99 MADISON COUNTY DATE COUNTY

COMPUTER RECORDED COMPARED REC \$ 5 AUD \$ 5 R.M.F. \$ 1

FILED NO. 000934 BOOK 141 PAGE 802 99 SEP -2 AM 9: 36 MICHELLE UTZLER RECORDER MADISON COUNTY, IOWA

Preparer Information James Vernon Hicks, 109 N. Third, PO Box 268, Knoxville, IA 50138 515/842-2197 Individual's Name Street Address City Phone



12,500

WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One and 00/100 (\$1.00) Dollar(s) and other valuable consideration,

Nancy Ann DeJong, a widow

do hereby Convey to

Robert E. Murphy and Kay L. Murphy, husband and wife,

Grantees' address: 1861 210th Street, Winterset, Iowa 50273

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

A parcel of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 4, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence, along the South line of Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 4, South 89°35'58" West 113.34 feet; thence North 00°00'00" 518.67 feet, thence South 89°35'58" West 395.00 feet; thence North 00°00'00" 141.33 feet, thence North 89°35'58" East 508.34 feet to the East line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence, along said East line, South 00°00'00" 316.00 feet; thence North 89°34'58" East 200.00 feet; thence South 00°00'00" 344.00 feet to the South line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section 4; thence, along said South Line, South 89°35'58" West 200.00 feet to the Point of Beginning. Said parcel of land contains 4.578 acres, including 0.237 acres of county road right of way.

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: December 29, 1998

ss:

MARION COUNTY,

On this 29th day of December 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Nancy Ann DeJong, a widow

Nancy Ann DeJong (Grantor) 1107 S 5th Knoxville, IA 50138

(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.

(Grantor)



Notary Public

(Grantor)

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