

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

REAL ESTATE TRANSFER  
TAX PAID 8  
STAMP \$  
45.60  
*Michelle Ueller*  
10-7-99

FILED NO. 001435

BOOK 141 PAGE 897

99 OCT -7 PM 12:01

MICHELLE UELLER  
RECORDER  
MADISON COUNTY, IOWA

COMPETER   
RECORDED   
INDEXED

Preparer Information **Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731**

Individual's Name Street Address City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of **TWENTY-NINE THOUSAND** and no/100 (\$29,000.00)  
Dollar(s) and other valuable consideration,

**William E. McGrath, Single**

do hereby Convey to

**Christopher A. Wessel and Angela R. Armstrong, as Joint Tenants with full rights of survivorship, and not as tenants in common**

the following described real estate in MADISON County, Iowa:

**Parcel "B", located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 9.717 acres, as shown in Plat of Survey filed in Book 3, Page 28, on June 18, 1997, in the Office of the Recorder of Madison County, Iowa;**

And

**Parcel "C", located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 9.717 acres, as shown in Plat of Survey filed in Book 3, Page 29 on June 18, 1997, in the Office of the Recorder of 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: September 29, 1999

MADISON COUNTY, ss:

On this 29 day of Sept, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared **William E. McGrath**

*William McGrath*  
**William E. McGrath** (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.

*Carry D. Watts*

Notary Public

(This form of acknowledgment for individual grantor(s) **CARRY D. WATTS** MY COMMISSION EXPIRES 11-1-2002)

(Grantor)

(Grantor)

(Grantor)