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

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Gordon K. Darling, Jr., Attorney at Law, 93 Jefferson Street, Winterset, IA 50273-0088, (515) 462-2442

Individual's Name: Gordon K. Darling, Jr. Street Address: 93 Jefferson Street City: Winterset Phone: (515) 462-2442

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty Four Thousand Nine Hundred Fifty & No/100 (\$34,950.00) Dollar(s) and other valuable consideration,
Earl W. Lyddane, Single,

do hereby Convey to
Ronald Welch and Connie Welch,

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

The West 187 1/2 Feet of the North 315 Feet of the South 32 Rods of the West 25 Rods of the Southwest Fractional Quarter (1/4) of Section Thirty-one, in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to easement for public highway on the West side and easements of record,

This Deed is given in satisfaction of an unrecorded contract, dated September 14, 1981, between the parties hereto for the purchase of the above-described real estate.

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 COUNTY, MADISON ss:

Dated: November 3, 1999

On this 2nd day of November, 19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared Earl W. Lyddane, single,

Earl W. Lyddane (Grantor)

(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)

Jennifer M. Maxwell
Notary Public

(Grantor)

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

