

FILED NO. 002046

BOOK 142 PAGE 97

1999 NOV 24 PM 3:40

SHARLETTA UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPALED

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

Preparer Information A. Zane Blessum, 113 N. John Wayne Drive, Winterset, IA 50273, (515) 462-1666

Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100
Dollar(s) and other valuable consideration,
LARRY LEE HAWXBY

do hereby Convey to
VALORIE JOANN CHRISTENSEN

the following described real estate in Madison County, Iowa:

A tract of land commencing at the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence west along the North side of said 40-acre tract for a distance of 400 feet, thence South 362 feet, thence East parallel with the North line of said 40-acre tract to the East line thereof, thence North 326 feet to the point of the beginning.

DEED IS GIVEN WITH A LIFE ESTATE TO LARRY LEE HAWXBY AND MARGARET HAWXBY.

DEED IS EXEMPT GIVEN BETWEEN FATHER AND DAUGHTER WITHOUT ACTUAL CONSIDERATION

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 distributiv 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: 11-2-99

ss:

MADISON COUNTY,
On this 2nd day of November,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
LARRY LEE HAWXBY

Larry Lee Hawxby
LARRY LEE HAWXBY (Grantor)

(Grantor)

(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.

JOANNE BERRY
Notary Public
(This form of acknowledgment for individual grantor(s) only)