

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

WILLIAM E. BUMP ISBA # 8237

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

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

FILED NO. 002297
BOOK 142 PAGE 148

1999 DEC 17 AM 10:42

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

WILLIAM E. BUMP, 1311 NORTH SECOND STREET, STUART, IOWA 50250, (515) 523-2843
Address Tax Statement to: Robert C. Wells and Peggy A. Wells, 804 Brown Street, Dexter, Iowa 50070

Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Robert Wells, a/k/a Robert C. Wells and Peggy A. Wells, husband and wife,

do hereby Convey to
Robert C. Wells and Peggy A. Wells, husband and wife as tenants in common,

the following described real estate in Madison County, Iowa:

The Northwest Quarter (NW¼) of Section Eight (8), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

And

The South Half (S½) of the Southwest Quarter (SW¼) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

THIS IS AN EXEMPT TRANSACTION BETWEEN HUSBAND AND WIFE WITH NO 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: December 14, 1999

On this 14th day of December, 19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT C. WELLS and PEGGY A. WELLS, husband and wife,

Robert C. Wells
Robert C. Wells (Grantor)

Peggy A. Wells
Peggy A. Wells (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)

(Grantor)

William E. Bump
WILLIAM E. BUMP
Notary Public

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