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REAL ESTATE TRANSFER TAX PAID
STAMP # 54
$ 133.60
RECORDER
3-24-98
DATE COUNTY

FILED NO 3613
BOOK 138 PAGE 734
98 MAR 24 PM 12: 08
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JOHN E. CASPER 223 E COURT AVENUE WINTERSET, IOWA 50273 515-462-4912
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of EIGHTY FOUR THOUSAND DOLLARS ($84,000.00) ----------
Dollar(s) and other valuable consideration,
MARSHALL E. CROSSWHITE and SHIRLEY A. CROSSWHITE, husband and wife,

do hereby Convey to
FRANCIS L. FAUST and VIOLA J. FAUST, husband and wife, as Tenants in Common,

the following described real estate in MADISON County, Iowa:

The Fractional Southwest Quarter (¼) of Section Eighteen (18), **EXCEPT** the Northwest Quarter (¼) of the Fractional Southwest Quarter (¼) of said Section Eighteen (18); **AND** the North Half (½) of the Fractional Northwest Quarter (¼) of Section Nineteen (19); **ALL** in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., 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, ss
MADISON COUNTY,
On this 17th day of MARCH, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared MARSHALL E. CROSSWHITE and SHIRLEY A. CROSSWHITE
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

John E. Casper
Notary Public

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

Dated MARCH 17, 1998

Marshall E. Crosswhite
MARSHALL E. CROSSWHITE (Grantor)

Shirley A. Crosswhite
SHIRLEY A. CROSSWHITE (Grantor)

(Grantor)

(Grantor)

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