

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

COMPUTER   
RECORDED   
COMPARED

REAL ESTATE TRANSFER  
TAX PAID 12  
STAMP #  
\$ 181.50  
Michelle Utsler  
RECORDER  
5-5-98 Madison  
DATE COUNTY

FILED NO. 4312

BOOK 139 PAGE 49

98 MAY -5 PM 3:08

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information: LEONARD M. FLANDER, 223 E COURT AVENUE P.O. BOX 67, WINTERSET, IA 50273-0067, (515) 462-4912  
Individual's Name Street Address City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE HUNDRED FOURTEEN THOUSAND (\$114,000.00)  
Dollar(s) and other valuable consideration,  
AVA BOYLE AND JERALD M. BOYLE, WIFE AND HUSBAND

do hereby Convey to  
MICHAEL L. THOMPSON AND TERESA THOMPSON, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP  
AND NOT AS TENANTS IN COMMON

the following described real estate in MADISON County, Iowa:

The Southwest Quarter (1/4) of Section Three (3), Township Seventy-four (74) 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, and as masculine or feminine gender, according to the context.

STATE OF Iowa

Dated: May 5 1998

Madison COUNTY, SS:

On this 5th day of May,  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Ava Boyle and Jerald M. Boyle

Ava Boyle  
AVA BOYLE (Grantor)

Jerald M. Boyle  
JERALD M. BOYLE (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.

Leonard M. Flander  
LEONARD M. FLANDER  
Notary Public

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

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