

THE IOWA STATE BAR ASSOCIATION
Official Form No 103

ISBA# 00454

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

REAL ESTATE TRANSFER
TAX PAID 16
STAMP #
\$ 216
Michelle Utsher
RECORDER
1-16-98 Madison
DATE COUNTY

REC 5.00
AUD 5.00
R.M.F. 1.00
COMPUTER ✓
RECORDED ✓
COMPARED ✓

BOOK 138 PAGE 416
98 JAN 16 PM 12:13
MICHELLE UTISHER
RECORDER
MADISON COUNTY IOWA

Preparer Information: Dean R. Nelson, P.O. Box 370, Earlham, IA 50072 (515) 758-2267
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ---One Hundred Thirty-six Thousand Dollar(s) and other valuable consideration, DAVID F. GORDON and LETICIA GORDON, husband and wife,

do hereby Convey to NICK L. BOYLE and BEVERLY A. BOYLE, husband and wife,

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

The Northwest Quarter (1/4) of Section Twenty-six (26), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of a real estate contract recorded June 15, 1992, in Deed Record 130, Page 90, in the Office of the Madison County Recorder. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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, Dated January, 1998
POLK COUNTY, ss
On this day of January, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared David F. Gordon and Leticia Gordon
(David F. Gordon) (Grantor)
(Leticia Gordon) (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

Signature of Notary Public: Darrall H. Nicholson
Notary Public Seal: DARRALL H. NICHOLSON, IOWA

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