

61.000
WARRANTY DEED
(Rev. Sept. 9, 1954)

For the Legal Effect of the Use
of This Form, Consult Your Lawyer

KNOW ALL MEN BY THESE PRESENTS: That Boyd M. Nagel and Phyllis J. Nagel,
husband and wife

of Warren County, State of Iowa, in consideration of the sum of
One Dollar and any other valuable consideration Dollars
in hand paid do hereby Convey unto Joseph W. Peschel, single

the following described real estate, situated in Madison County, Iowa, to-wit:

Lot Two (2) of Hogue Subdivision; an official plat of the
Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the
North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast
Quarter ($\frac{1}{4}$) of Section Twelve (12), in Township Seventy-six
(76) North, Range Twenty-six (26) West of the 5th P.M.,
Madison County, Iowa, subject to easement for a public road
along the East side thereof.

REAL ESTATE TRANSFER
TAX PAID 5
STAMP
\$ 880
Michelle Utzell
RECORDER
6-7-95 Madison
DATE COUNTY

REC \$ 500
AUD \$ 500
R.M.F. \$ 100

FILED NO. 3077

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MICHELLE UTZELL
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPALED

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as feminine or masculine gender, according to the context.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Signed this 31st day of May, 1995

Boyd M. Nagel
Boyd M. Nagel
Phyllis J. Nagel
Phyllis J. Nagel

STATE OF IOWA }
COUNTY OF WARREN } ss.

On this 31st day of May, A.D. 1995
before me, the undersigned, a Notary Public in and for said
County, in said State, personally appeared
Boyd M. Nagel and
Phyllis J. Nagel

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.

Irene D. Nolan
Notary Public in and for Warren County
IRENE D. NOLAN
COMMISSION EXPIRES
11-4-97