

3 THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA# 04560

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

REAL ESTATE TRANSFER  
TAX PAID 19  
STAMP #  
\$ 60.80  
Michelle Utzler  
RECORDER  
6-16-95 Madison  
DATE COUNTY

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

FILED NO. 3184  
BOOK 134 PAGE 388  
95 JUN 16 PM 1:55  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

COPIES   
RECORDED   
COMPARED

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of One  
Dollar(s) and other valuable consideration,  
Jerald Morris Boyle and Ava Lea Boyle, husband and wife,

do hereby Convey to  
Jim W. Curran and Judith A. Curran, 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 North Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) and the East Twelve (12) Acres of the South half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Four (4), and all that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Four (4), lying North of the public road, except that part thereof described as follows: Commencing at the Northwest Corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), and running thence East 7 1/2 rods, thence in a Southwesterly direction to a point which is 11 rods South and 6 1/2 rods East of said Northwest Corner, thence in a Southwesterly direction to a point which is 28 rods South of said Northwest Corner, thence North to the point of beginning, all in Township Seventy-six (76) 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,  
DALLAS COUNTY, ss:

Dated: June 6, 1995

On this 6th day of June, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerald Morris Boyle and Ava Lea Boyle, husband and wife,

Jerald Morris Boyle  
JERALD MORRIS BOYLE (Grantor)

Ava Lea Boyle  
AVA LEA 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.

Peggy L. Deenan  
Peggy L. Deenan 9-22-97  
Notary Public

(Grantor)

(Grantor)

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