

92,500

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

REAL ESTATE TRANSFER
 TAX PAID 9
 STAMP
 \$ 147.20
 Michelle Utsler
 RECORDER
 1-11-95 Madison
 DATE COUNTY

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

FILED NO. 1786
 BOOK 60 PAGE 28
 95 JAN 11 AM 8:34
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED — JOINT TENANCY

For the consideration of ONE AND NO/100
 Dollar(s) and other valuable consideration, Dennis Morgan and Patricia Morgan,
 husband and wife

do hereby Convey to Harry L. Cleveland and Mary R. Cleveland,
 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:

Parcel "C" in the Northeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th Principal Meridian, City of St. Charles, Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, T75N, R26W of the 5th P.M., City of St. Charles, Madison County, Iowa; thence, along the North line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, North 84° 59' 40" East, 197.80 feet; thence South 00° 00' 00", 139.63 feet to the point of beginning. Thence North 90° 00' 00" East, 107.00 feet to the West line of Cherry Street; thence, along said West line, South 00° 00' 00", 95.00 feet; thence South 90° 00' 00" West, 107.00 feet; thence North 00° 00' 00", 95.00 feet to the point of beginning. Said Parcel "C" contains 0.233 Acres.

Locally known as: 314 N. Cherry
St. Charles, Iowa

Subject to all covenants, restrictions and easements of record. 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,

Dated: 1-9-95

On this 9 day of January, 1995, before me the undersigned, a Notary Public in and for said State, personally appeared Dennis Morgan and Patricia Morgan, husband and wife

Dennis Morgan (Grantor)
Patricia Morgan (Grantor)
 _____ (Grantor)
 _____ (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.

Michelle Utsler Expires 11-15-95
 Notary Public

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