

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

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

COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_

FILED NO. 1776

BOOK 133 PAGE 724

95 JAN -9 PM 3:16

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

MICHELLE UTIGER  
RECORDER  
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE  
FOR RECORDER

WARRANTY DEED

For the consideration of respect, love and affection  
Dollar(s) and other valuable consideration, Jane R. Duarte and Andrew Duarte,  
wife and husband

do hereby Convey to Beverly Fenimore

the following described real estate in Madison County, Iowa:

Commencing at the Northeast corner of the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) of Section Two (2), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence West 500 feet along the North line of said 40-acre tract, thence South 265 feet, thence East 500 feet parallel with said North line to the East line of said 40-acre tract, thence North 265 feet to the point of beginning,

Jane R. Duarte is the same person as, and was formerly known as Jane Rae Alonzo.

This transfer is a gift and no consideration is involved. No transfer stamps are required.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF TEXAS

DATED: 28 December 1994

BEXAR COUNTY, SS:

On this 28<sup>th</sup> day of DECEMBER,  
1994, before me, the undersigned, a Notary Public  
in and for said State, personally appeared \_\_\_\_\_  
Jane R. Duarte and  
Andrew Duarte

Jane R. Duarte  
Jane R. Duarte (Grantor)

Andrew Duarte  
Andrew Duarte (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.

Enrique G. Marenco, Jr.  
ENRIQUE G. MARENCO, JR.  
Notary Public, State of Texas  
My Commission Expires 08-04-1997

2130 James Bonham  
SAN ANTONIO, TEXAS 78238  
(Grantor)