

225,000

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA # 02485 Gregory A. Hulse  
Van Werden, Hulse & Melner

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

REAL ESTATE TRANSFER  
TAX PAID 21  
STAMP #  
\$ 359.30  
Michelle Utsler  
RECORDER  
1-17-95 Madison  
DATE COUNTY

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

FILED NO. 1840  
BOOK 133 PAGE 748  
95 JAN 17 AM 10:50  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of One and no/100 (\$1.00) -----  
Dollar(s) and other valuable consideration,  
Curtis C. Allen and Connie M. Allen, husband and wife,

do hereby Convey to  
Leona M. Gardner Carlson

the following described real estate in Madison County, Iowa:  
The Northeast Fractional Quarter ( $\frac{1}{4}$ ), and the East Fractional Half  
( $\frac{1}{2}$ ) of the Northwest Fractional Quarter ( $\frac{1}{2}$ ), and the Southeast  
Quarter ( $\frac{1}{4}$ ), and the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter  
( $\frac{1}{2}$ ) of Section Five (5), Township Seventy-six (76) North, Range  
Twenty-nine (29) West of the Fifth P.M., Madison County, Iowa,

subject to all easements and restrictions of record.

This deed is given in full satisfaction of a certain contract dated  
July 27, 1973, and filed for record in the Office of the Recorder  
of Madison County, Iowa, on June 10, 1975, in Book 104  
at page 777, (which contract is duly merged herein) to and  
including the date of execution only all general warranties and  
covenants herein extend; thereafter, grantors warrant title only as  
against themselves and all parties claiming by, through or under  
said grantors or either of them.

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 Ia.  
Marion COUNTY, ss:  
On this 12 day of DEC,  
19 94, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Curtis C. Allen and Connie M.  
Allen, husband and wife,

Dated: 12/20/94  
Curtis C. Allen (Grantor)  
Connie M. Allen (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.

Jacqueline B. ...  
Notary Public  
By Commission Expires Aug. 11, 1995  
(This form of acknowledgment for individual grantors only)

