

REAL ESTATE TRANSFER TAX PAID 24 STAMP # 40 \$ 34 Michelle Walter RECORDER 1-18-95 Madison COUNTY DATE COUNTY

COMPUTER RECORDED COMPARED

REC \$ 5 AUD \$ 5 R.M.F. \$

FILED NO. 1860 BOOK 133 PAGE 751 95 JAN 18 PM 3:59 MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of TWENTY-TWO THOUSAND AND NO/100----(\$22,000.00) Dollar(s) and other valuable consideration, GEORGE DOUGLAS and GENIEVE DOUGLAS, Husband and Wife,

do hereby Convey to TONY L. STEPHENSON and SUSAN R. STEPHENSON

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Commencing 50 rods North of the Southeast corner of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence West to the East line of the right of way of the Chicago, St. Paul & Kansas City Railway, thence North along the East line of said right of way to a point 15 rods East of the Northwest corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section Ten (10), thence East 49 rods, thence South 40 rods, thence East 16 rods, thence South to the place of beginning.

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

Dated: Jan 18, 1995

MADISON COUNTY, On this 19 day of January 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared George Douglas and Genieve Douglas

George Douglas (Grantor)

Genieve Douglas (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.

(Grantor)

Notary Public

(Grantor)

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

