

REAL ESTATE TRANSFER TAX PAID
9
STAMP #
\$ 195.20
Michelle Utglen RECORDER
2-9-95 Madison DATE COUNTY

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

FILED NO. 2016

BOOK 60 PAGE 65

95 FEB -9 PM 2:52

COMPUTER
RECORDED
COMPARED

MICHELLE UTGLEN
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Twenty-two Thousand Five Hundred (\$122,500)
Dollar(s) and other valuable consideration,
Wayne Breeding and Sharon Lee Breeding, husband and wife

do hereby Convey to
Philip A. Macumber and Shirley Macumber

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

A tract of land commencing at a point 4.4 rods South of the
Northeast corner of the Southwest Quarter (1/4) of Section
Thirty-six (36) in Township Seventy-six (76) North, Range
Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and
running thence South 72 feet, thence West 300 feet, thence North 72
feet, thence East 300 feet to the point 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 Colorado,
Douglas COUNTY, ss:
On this 28th day of JANUARY,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Wayne Breeding and Sharon Lee
Breeding

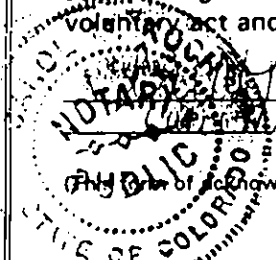
Dated: Jan 28 1995

Wayne Breeding (Grantor)
Wayne Breeding

Sharon Lee Breeding (Grantor)
Sharon Lee Breeding

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.

My Commission Expires 5-21-97
9409 S. University Blvd.
Highlands Ranch, CO 80126



Michelle Utglen
KOCH Notary Public

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