

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID 14
STAMP #
\$ 6320
Michelle Utzler
RECORDER
2-14-95 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

FILED NO. 2060
BOOK 134 PAGE 6
95 FEB 14 PM 3:03

COMPUTER
RECORDED
COMPARED

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Forty Thousand and no/100 (\$40,000.00) ---
Dollar(s) and other valuable consideration, Rodney B. McCleary, single

do hereby Convey to John P. LaFratte and Shirley M. LaFratte, as Joint Tenants
with full rights of survivorship and not as Tenants in Common

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-two (32) and Lot Two (2) of the irregular survey of the South part of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Commencing at the Southwest Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.; thence North 00°00'00" 317.06 feet along the west line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-two (32) to the point of beginning. Thence continuing North 00°00'00" 243.03 feet along said west line; thence North 81°09'57" East 725.56 feet; thence South 00°00'00" 243.03 feet; thence South 79°25'48" West 610.27 feet; thence North 89°44'48" West 117.04 feet to the point of beginning. Said tract contains 4.154 acres

This deed is in fulfillment of a real estate contract dated April 9, 1990 and recorded April 9, 1990 in the Madison County Recorder's Office in Book 126 at page 537

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 Arizona ✓
✓ Yuma COUNTY, SS:
On this 6th day of February,
19 95, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Rodney B. McCleary

DATED: February 6, 1995

Rodney B. McCleary
Rodney B. McCleary (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.

[Signature]
My Commission Expires May 16, 1998 Notary Public
(This form of Acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)

(Grantor)