

IOWA STATE BAR ASSOCIATION  
Official Form No. 103

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

REAL ESTATE TRANSFER  
TAX PAID 15  
STAMP #

\$ 8 80

*Shirley H. Henry*  
RECORDER

3-21-90 Madison  
DATE COUNTY

REAL ESTATE TRANSFER  
TAX PAID 18  
STAMP #

\$ 4 00

*Shirley H. Henry*  
RECORDER

2-28-95 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 2150  
BOOK 134 PAGE 42  
95 FEB 28 PH 2:08  
MICHELLE UIGLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5 00  
AUD \$ 5 00  
R.M.F. \$ 1 00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of one  
Dollar(s) and other valuable consideration, VERNE H. EMERSON a/k/a  
VERN H. EMERSON, a single person,

do hereby Convey to JEFFREY S. GRANDFIELD and LINDA K. GRANDFIELD, husband and wife, as joint tenants with full rights of survivorship with respect to their undivided one-half interest; and RICHARD M. GRANDFIELD and SHELLY L. GRANDFIELD, husband and wife, as joint tenants with full rights of survivorship with respect to their undivided one-half interest, the following described real estate in Madison County, Iowa:

The South One Hundred (100) acres of the Southeast Quarter (SE 1/4) of Section Thirty-one (31) in Township Seventy-four (74) North, of Range Twenty-eight (28) West of the 5th P.M., in Madison County, Iowa.

This Deed is given in fulfillment of a certain real estate contract between grantor and other parties as sellers and grantees as buyers, which contract is dated January 8, 1990, and was recorded on March 5, 1990, in Book 126 at Page 438 in the office of the Madison County, Iowa, Recorder. All general warranties and covenants herein extend only to the date of the contract. Thereafter, grantors warrant title only as against themselves and all parties claiming thereunder. This Deed merges all of the prior contractual rights of the parties.

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, ss:  
DALLAS COUNTY,

Dated: January 8, 1990

On this 8th day of January, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared Verne H. Emerson

*Verne H. Emerson*  
Verne H. Emerson (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.

*Joseph R. Brown*  
Joseph R. Brown Notary Public (Grantor)

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