

COMPUTER
RECORDED
COMPARED

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

REAL ESTATE TRANSFER
TAX PAID 25
STAMP
\$ 154.40
[Signature]
RECORDER
[Signature]
DATE _____ COUNTY _____

FILED NO. 2160

BOOK 134 PAGE 49

95 FEB 28 PM 2: 52

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One (\$1.00) -----
Dollar(s) and other valuable consideration,
Jeffrey S. Grandfield and Linda K. Grandfield, husband and wife,

do hereby Convey to
Richard M. Grandfield and Shelly L. Grandfield, husband and wife,
as joint tenants with full rights of survivorship and not as
tenants in common

the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and the West Half (W1/2) of the Southeast Quarter (SE1/4) and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa. Subject to a permanent easement over and across a parcel described as follows: Commencing at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 29, Township 74 North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 200 feet, thence West 200 feet, thence South 200 feet, thence East 200 feet to the point of beginning.

AND

The South One Hundred (100) acres of the Southeast Quarter (SE1/4) 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 as partial performance of a certain Real Estate Contract for the sale of said real estate, dated October 21, 1994, which contract was recorded on October 28, 1994, in Book 133, Page 522 in the office of the Madison County Recorder (which contract is duly merged herein) to and including which date 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 grantor 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 IOWA

Dated: February 27, 1995

DALLAS COUNTY, ss:

On this 27th day of February,
199 5, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Jeffrey S. Grandfield and
Linda K. Grandfield, husband and
wife

[Signature]
Jeffrey S. Grandfield (Grantor)

[Signature]
Linda K. Grandfield (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]
James E. Van Warden
Notary Public

(Grantor)

(Grantor)

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

