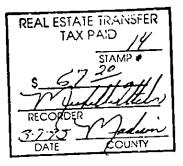
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BOOK 134 PAGE 109

95 MAR -7 PH 3: 37

MICHELLE UTSLER RECORDER MADISON COUNTY IOWA

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109

103 WARRANTY DEED
Revised September 1988



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One (\$1.00)

Dollar(s) and other valuable consideration, Verle V. Smith and Vivian N. Smith, as husband and wife

do hereby Convey to Paul M. Havick and Diane E. Havick, as 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, lowa:

Southwest 1/4 of the Northeast 1/4 of Section 2, Township 74 North, Range 29 West of the 5th p.m., and the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 74 North, Range 29 West of the 5th p.m..

This deed is given and accepted in complete fulfillment of the contract for the sale of the above described property filed of Record January 5, 1995, in the office of the Madison County, Iowa, Recorder in Book 133 at page 718.

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, ss:	Dated: March 7, 1995
COUNTY,	
On this 7th day of March	
, 19 <u>95</u> before me the undersigned, a Notary	
Public in and for said State, personally appeared	Verl V Smith
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged	Verle V. Smith (Grantor)
that they executed the same as their voluntary act and deed.	Vivian N. Smith (Grantor)
Notary Public (This form of acknowledgment for individual grantor(s) only)	(Grantor)

GEORGE I. BOWN
MY COMMISSION EXPIRES

DEED RECORD 134