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95 MAR 30 AM 10:45

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of (\$1.00) One Dollar(s) and other valuable consideration,
Ernest F. Porath and Bonnie June Porath, husband and wife

do hereby Convey to
Ernest F. Porath and Bonnie June Porath, 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:

All of our undivided interest in the SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE FIFTH P.M.

EXEMPT: Deed between spouses.

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:

Dated: March 28, 1995

BUENA VISTA COUNTY,
On this 28th day of March,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Ernest F. Porath and Bonnie June Porath, husband and wife

x Ernest F. Porath
Ernest F. Porath (Grantor)

x Bonnie June Porath
Bonnie June Porath (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.

Gary W. Armstrong
Notary Public

(Grantor)

(Grantor)

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

