

COMPUTER RECORDED COMPARED

FILED NO. 2622

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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 the private partition of property Dollar(s) and other valuable consideration, DALE R. BOYLE and LUCILLE M. BOYLE, husband and wife,

do hereby Convey to DALE R. BOYLE and LUCILLE M. BOYLE, 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 East 70 Acres of the Southeast Quarter (1/4) of Section Twenty-six (26) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This is a transfer between husband and wife for the private partition of property and without actual monetary consideration; therefore, this deed is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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: April 14, 1995

SS: MADISON COUNTY,

On this 14th day of April 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Dale R. Boyle and Lucille M. Boyle

Dale R. Boyle (Grantor)

Lucille M. Boyle (Grantor)

to the knowledge 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.

(Dale R. Nelson) Notary Public

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