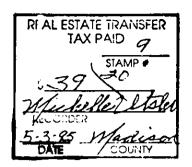
THE IOWA STATE BAR ASSOCIATION ISBA# 02714 Jordan, Oliver & Walters Official Form No. 103

## **ORIGINAL**



CONDUTER. RECERCIA. COMPASED

FILED NO. 2824 900K 134 PAGE 305 95 MAY -3 PH 2: 50 WICHETTE DIOFEW

MADISON COUNTY. 10WA

SPACE ABOVE THIS LINE FOR RECORDER

## **WARRANTY DEED - JOINT TENANCY**

For the consideration of TWENTY-FIVE THOUSAND(\$25,000.00)-
Dollar(s) and other valuable consideration,
Ronald D. Lyon and Mary Kay Lyon, Husband and Wife;
Terry Lyon and Janann Lyon, Husband and Wife
do hereby Convey to
Gary W. Purdy and Janette M. Purdy,
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

A parcel of land in the Northeast Quarter (NE%) of the Southwest Quarter (SWM) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the center of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the North line of the Southwest Quarter of said Section Twenty-eight (28), South 83°25'00" West 457.23 feet; thence South 01°10'55" West 946.85 feet; thence North 83°25'00" Bast 471.39 feet to the Bast line of said Southwest Quarter; thence along said East line North 00°19'54" Bast 945.05 feet to the Point of Beginning. Said Parcel contains 10.000 Acres including 0.585 acres of County Road Right of Way.

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,	Dated:April 18, 1995	
ss:		
MADISON COUNTY,	Q 00 0 1	
On this 18th day of April ,	(Kindle D. Tye	
19 95 , before me, the undersigned, a Notary	Ronald D. Lyon	(Grantor)
Public in and for said State, personally appeared	<del>-</del>	
Ronald D. Lyon, Mary Kay Lyon,		
Terry Lyon, and Janann Lyon	May ky of	<u> </u>
	Mary $\theta_{ t Kay} \theta_{ t Lyon}$	(Grantor)
to me known to be the identical persons named in	•	
and who executed the foregoing instrument and	(2.4.	
white does that they executed the same as their		(2)
coluntary act and deed.	Terry Lyon	(Grantor)
Jane Quel Dunan	. /)	
Carol Kiernan	Denary Lym)	
Notary Public	panann Lyon /	(Grantor)
This form of acknowledgment for individual grantor(s) only)		