

REAL ESTATE TRANSFER TAX PAID 141.60 Michelle Mitsler RECORDER 5-1-95 Madison COUNTY DATE COUNTY

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

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95 MAY -1 AM 10:03

MICHELLE GILLEN RECORDER MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Eighty-nine thousand & no/100---(\$89,000.00) Dollar(s) and other valuable consideration, Gregory J. Finzen and Janet L. Finzen, husband and wife

do hereby Convey to John A. Holcomb and Gretchen L. Holcomb

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

South 20 rods of the East 32 rods of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except the East 8 rods thereof.

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: Madison COUNTY,

Dated: April 28, 1995

On this 23 day of April, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory J. Finzen and Janet L. Finzen

Gregory J. Finzen (Grantor)

Janet L. Finzen (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.

Notary Public

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

