

17,000

DEED RECORD 135

IOWA STATE BAR ASSOCIATION  
Official Form No. 103

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX
TAXED <u>16</u>
AMOUNT <u>\$ 26 40</u>
RECORDED BY <u>Michelle Utaler</u>
RECORDED
DATE <u>10-23-95</u> COUNTY <u>Madison</u>

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

FILED NO. 1115  
BOOK 135 PAGE 82  
95 OCT 23 AM 8:09

COMM. BY   
RECORDED   
CORRECTED

MICHELLE UTALER  
RECORDER  
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration, Karen M. Freeman, single

do hereby Convey to Larry W. Wilkinson and Carolyn J. Wilkinson

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

Lot One (1) and the West Half (1/2) of Lot Three (3) of Timber Valley,  
being a part of an official plat of the West Half (1/2) of the Southeast  
Quarter (1/4) of Section Twenty-five (25), in Township Seventy-four (74)  
North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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:  
WARREN Madison COUNTY,  
On this 20th day of October,  
1995, before me the undersigned, a Notary  
Public in and for said State, personally appeared  
Karen M. Freeman

Dated: 10/20/95

Karen M. Freeman  
Karen M. Freeman (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.

[Signature]  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)

PHILLIP J. CLIFTON  
MY COMMISSION EXPIRES  
5/16/96