

REAL ESTATE TRANSFER
TAX PAID 23
STAMP # 02
\$ 92
Michelle Utzler
RECORDER
10-27-95 Madison
DATE COUNTY

COPIES
RECORDED
COUNT

FILED NO. **1181**

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95 OCT 27 PM 12:38

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

NICHILLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Fifty-eight thousand and no/100-----(\$58,000.00)
Dollar(s) and other valuable consideration,
Kenneth N. Hampshire, single

do hereby Convey to
Steven D. Thompson, Jr. and Rhonda L. Thompson,

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

All that part of the East Three-fourths (3/4) of the South Half (1/2) of the Southwest Quarter of Section Twenty-nine (29) lying North and East of the public highway and containing 50 acres, more or less, except 8 1/2 acres, more or less, lying North of North Branch and also except a tract beginning at the South Quarter (1/4) Corner of Section Twenty-nine (29). Thence North 89°05'00" West 426.35 feet along the South line of said Section, thence North 01°03'40" East 771 feet to the centerline of North Branch, thence down stream Northerly along said centerline to the North line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section, thence East along said North line a distance of 515 feet to the Northeast corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section, thence South a distance of 1,310.25 feet to the point of beginning, subject to road easement along the South side thereof and containing 12.95 acres, more or less; all in Township Seventy-seven (77) North, Range Twenty-seven (27) 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:
Madison COUNTY,

Dated: 10-23-95

On this 23rd day of October,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared
Kenneth N. Hampshire

Kenneth N. Hampshire
Kenneth N. Hampshire (Grantor)

(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.

(Grantor)

George J. Bown
Notary Public

(Grantor)

(This form of acknowledgment is for GEORGE J. BOWN (s) only)



DEED RECORD 135

99