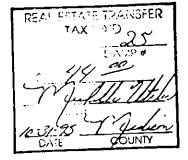
THE IOWA STATE BAR ASSOCIATION Official Form No. 101

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REC \$ U AD RIAF, \$ LAD



FILED NO. 1209

BOOK 25 PAGE 106

95 OCT 31 AH 8: 33

MECORDER MADISON COUNTY. IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ____One (1)

Dollar(s) and other valuable consideration, ___JERRY A. SELLERS and SHARON K. SELLERS, ___Husband and Wife

do hereby Convey to ROBERT W. DARR and VIRGINIA L. DARR, Husband and Wife with full rights of survivorship and not as tenants in common

the following described real estate in _____ Madison ____ County, lowa:

The North Half (N_2^4) of the Northeast Fractional Quarter (NE. Fr. $\frac{1}{4}$) of the Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty six (26) West of the 5th P.M., except the following: Commencing at the Northwest Corner of said tract, thence East 20 feet, thence South 650 feet, thence West 20 feet to the West line of said tract, thence North along the West line of said tract to the point of beginning, all included in and forming a part of Madison County, Iowa.

This Deed given in fulfillment of the Real Estate contract filed in Book 117, Page 723 of the Office of the Madison County Recorder, on May 1, 1984.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF,	DATED: Octily 23, 1995	
POLK ss:	•	
On this 23rd day of October	\cap 1	
19_95_, before me, the undersigned, a Notary Public	Terrya Lecos	
in and for said State, personally appeared	JERRY A. SELLERS	(Grantor)
Sharon K. Sellers		
	Thomas Selles	
to me known to be the identical persons named in and who executed the foregoing instrument and acknow- ledged that they executed the same as their voluntary	SHARON K. SELLERS	(Grantor)
act and deed,		
Marcha Meline	MARTHA McCLURE MY COMMISSION EXPIRES	(Grantor)
(This form of acknowledgement for individual grantor(s) only)	10-1-47	
3 3,473.77		(Grantor)

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