

REC \$ 5.00
AND \$ 5.00
R.I.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID 25
GROUP #
44 00
Michelle Goble
DATE 10-23-95 COUNTY Madison

FILED NO. 1209
BOOK 135 PAGE 106
95 OCT 31 AM 8:33
MICHELLE GOBLE
RECORDER
MADISON COUNTY, IOWA

COPIED
RECORDED
COMPLETED



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

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, Iowa:

The North Half (N $\frac{1}{2}$) of the Northeast Fractional Quarter
(NE. Fr. $\frac{1}{4}$) of the Northeast Fractional Quarter (NE Fr.
 $\frac{1}{2}$) 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 IOWA
POLK COUNTY, SS:

DATED: October 23, 1995

On this 23rd day of October,
19 95, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Jerry A. Sellers and
Sharon K. Sellers

Jerry A. Sellers
JERRY A. SELLERS (Grantor)

Sharon K. Sellers
SHARON K. SELLERS (Grantor)

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
act and deed.

Martha McClure
Notary Public
(This form of acknowledgement for individual grantor(s) only)

MARTHA McCLURE
MY COMMISSION EXPIRES
10-1-97

(Grantor)

(Grantor)