

ORIGINAL

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

FILED NO. 1398

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95 NOV 14 PM 3: 58

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COPIES
RECORDED
CORRECTED

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ONE DOLLAR----- (\$1.00)-----
Dollar(s) and other valuable consideration,

Geoffrey S. Francis, Single

do hereby Convey to

Oliver J. C. Francis

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and all that part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) lying South of the center of the main channel of Middle River, all in Section Sixteen (16), Township Seventy-five (75) North, of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing approximately 130 acres

(Consideration for this transfer is less than \$500.00)

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

Dated: October 1995

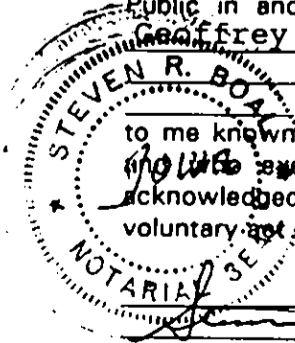
ss:
Polk COUNTY,
On this 19th day of October,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Geoffrey S. Francis

Geoffrey S. Francis (Grantor)

(Grantor)

(Grantor)

(Grantor)



to me known to be the identical persons named in
Howe executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

Steven R. Bond
Notary Public
Exp. 02/28 3/9/98

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