

REAL ESTATE TRANSFER TAX PAID <u>6</u>	
STAMP #	
<u>\$35</u> <sup>20</sup>	
<u>Michelle Utzler</u> RECORDER	
<u>7-6-95</u> DATE	<u>Madison</u> COUNTY

COUNTER   
 RECEIVED   
 COUNTER   
 REC 5 <sup>100</sup>  
 AUD 5 <sup>100</sup>  
 R.M.F. \$ 1 <sup>00</sup>

FILED NO. 26  
 BOOK 134 PAGE 428  
 95 JUL -6 AM 9:03  
 MICHELLE UTZLER  
 RECORDER  
 MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of Twenty-two Thousand Five Hundred & no/100 (\$22,500) Dollar(s) and other valuable consideration,  
Richard James McGraw, an unmarried person,

do hereby Convey to  
Robert G. Lee and Velva L. Lee

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

Commencing at point 140 feet South of the Northwest Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen, in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 286 feet on the West line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), thence East 798 feet to the center of the public highway extending through said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), thence Northwesterly along the center of said public highway to a point 140 feet South of the North line of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4). thence West parallel to the said North line approximately 725 feet to the point of beginning.

This Warranty Deed is given in fulfillment of a Real Estate Contract recorded June 7, 1993 and recorded in Book 131 on page 609 in the office of the Madison County Recorder.

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: June 29, 1995

MADISON COUNTY,

ss:

On this 29 day of June, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard James McGraw

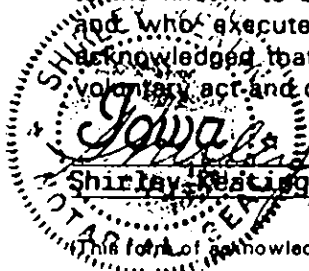
Richard James McGraw  
 Richard James McGraw (Grantor)

(Grantor)

(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.



Shirley Keating  
 Notary Public

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