

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

REAL ESTATE TRANSFER TAX PAID
2
\$ <u>63.20</u>
<u>Michelle Utzler</u>
REC'D
<u>2-2-95</u>
DATE
<u>Madison</u>
COUNTY

FILED NO. 274  
BOOK 134 PAGE 477  
95 AUG 1 PM 2:08  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of FORTY THOUSAND-----(\$40,000.00)---  
Dollar(s) and other valuable consideration,

Charles Wayne Allen and JoAnn Allen, Husband and Wife,

do hereby Convey to

Russell D. Parker and Carol L. Parker,

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

Lots One (1) and Seven (7) of the Subdivision of the Southeast Quarter (SE 1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND, that part of Lot Two (2) of said subdivision described as follows: Beginning at the Northeast corner of Lot 2; thence on an assumed bearing of South 00 degrees 06 minutes 00 seconds West along the East line of said Lot 2, 457.97 feet; thence South 89 degrees 12 minutes 10 seconds West 579.46 feet; thence North 12 degrees 05 minutes 50 seconds West 466.97 feet to the north line of said Lot 2; thence North 89 degrees 12 minutes 10 seconds East along said north line 678.13 feet to the point of beginning. Said part of Lot two (2) contains 6.61 acres, more or less.

This Deed is given in fulfillment of Real Estate Contract dated and filed for record on February 9, 1994, in Deed Record 132, Page 507, 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,  
MADISON COUNTY, ss:

Dated: July 19, 1995

On this 17 day of August, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Wayne Allen and JoAnn Allen

Charles Wayne Allen  
Charles Wayne Allen (Grantor)

JoAnn Allen  
JoAnn Allen (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)

Lewis H. Jordan  
Notary Public

\_\_\_\_\_  
(Grantor)

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

