

REAL ESTATE TRANSFER TAX PAID	
11	
STAMP #	
\$ 183.20	
Michelle Utsler	
RECORDER	
8-3-95	Madison
DATE	COUNTY

REC \$ 500
 AUD \$ 500
 R.M.F. \$ 100

FILED NO. 314
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 95 AUG -3 PM 1:20
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One Hundred Fifteen Thousand Dollars (\$115,000.00)
 Dollar(s) and other valuable consideration, A. LaNelle Bentz, single

do hereby Convey to Lester P. Matlage, Jr. and Sheryl L. Matlage, husband
 and wife, as Joint Tenants with Full Rights of Survivorship and
 not as Tenants in Common
 the following described real estate in Madison County, Iowa:

The South Half (1/2) of the Northeast Quarter (1/4) of the Northwest
 Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six
 (36), Township Seventy-six (76) North, Range Twenty-eight (28)
 West of the 5th P.M., Madison County, Iowa

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 DATED: July 20, 1995

SS: Madison COUNTY,
 On this 20th day of July,
 1995, before me, the undersigned, a Notary Public
 in and for said State, personally appeared _____
A. LaNelle Bentz (Grantor)

A. LaNelle Bentz
 A. LaNelle Bentz (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)

John E. Casper
John E. Casper Notary Public _____ (Grantor)

(This form of acknowledgement for individual grantor(s) only) _____ (Grantor)