

47,175

FILE NO. 495  
RECORDING FEE \$ 11.00  
TRANSFER FEE \$ 5.00

FILED FOR RECORD THE 23 DAY OF  
August, 1995 AT 1:52  
O'CLOCK P.M. BOOK 134 PAGE 658

STATE OF IOWA, Madison COUNTY:  
Michelle Utsler  
BY Betty M. Niblo DEPUTY

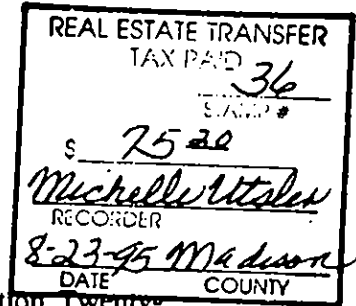
WARRANTY DEED

REC \$ 10.00  
TAX \$ 5.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

IN CONSIDERATION OF One Dollar and Other Valuable Consideration,

JOHN P. JOHNSTON and DEBORAH J. JOHNSTON,  
husband and wife,  
and  
SHARILYN K. HANNA and DENNIS E. HANNA,  
wife and husband,



do hereby CONVEY unto

DONALD G. DeWAAAY, JR.,

the following described real estate located in Madison County, Iowa:

The Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT:

Beginning at the center of said Section 23; thence along the North line of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of said Section 23, North 84°31'50" East 335.00 feet; thence South 00°00'00" 391.87 feet; thence South 84°31'50" West 335.00 feet to the West line of said Northwest Quarter of the Southeast Quarter (NW¼ SE¼); thence along said West line, North 00°00'00" 391.87 feet to the point of beginning.

This Warranty Deed is given in performance of the Real Estate Contract dated April 8, 1993, and recorded on April 21, 1993, in Book 131 at Page 402 of the Miscellaneous Records of Madison County, Iowa.

TRANSFER TAX  
\$75.20

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, We have subscribed our names on this 4th day of February, 1995.

FILED NO. 495  
BOOK 134 PAGE 658  
95 AUG 23 PM 1:52  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

*John P. Johnston*  
John P. Johnston  
*Deborah J. Johnston*  
Deborah J. Johnston  
*Sharilyn K. Hanna*  
Sharilyn K. Hanna  
*Dennis E. Hanna*  
Dennis E. Hanna

CERTIFICATE OF ACKNOWLEDGMENT

State of Iowa, Clarke County: ss:

On this 4th day of February, 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared ~~John P. Johnston and Deborah J. Johnston, husband and wife, and~~ Sharilyn K. Hanna and Dennis E. Hanna, wife and husband; to me known to be the person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



*L.P. Van Werden*  
Notary Public in and for said State

State of Iowa, Madison County: ss:

On this 4th day of February, 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John P. Johnston and Deborah J. Johnston, husband and wife to me known to be the person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Ann M. Anderson  
Notary Public in and for said State

