

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

38,000

REAL ESTATE TRANSFER
TAX PAID 42
STAMP #
\$ 60
Michelle Utelle
RECORDER
8-25-95
DATE COUNTY

FILED NO- 526
BOOK 60 PAGE 408
95 AUG 25 AM 11:53

COMM. CHECK
RECORDED
COMPARED

MICHELLE UTELLE
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,

Norman Dean Townsend and Alice Janet Townsend, husband and wife,

do hereby Convey to
Lyle D. Fast and Linda K. Fast, 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:

A tract of land commencing 173 feet West of the Northwest corner of Block Three (3) of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa, thence West 200 feet more or less to the west line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) west of the 5th P.M., thence South 137 feet, thence East to a point due South of the point of beginning, thence North 137 feet to the point of beginning.

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: Aug 25 1995

MADISON COUNTY, ss:

On this 25th day of Aug, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Norman Dean Townsend

Norman Dean Townsend
Norman Dean Townsend (Grantor)

Alice Janet Townsend

Alice Janet Townsend
Alice Janet Townsend (Grantor)

to be 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)

[Signature]
Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)