

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

FILED NO. 606
BOOK 134 PAGE 687
95 SEP - 1 PM 12:38

REAL ESTATE TRANSFER
TAX 3
\$ 55.30
Michelle Utzler
RECORDER
9-1-95 Madison
DATE COUNTY

COMPUTER
RECORDED
CORRECTED

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Thirty-five thousand and no/100----- (\$35,000.00) Dollar(s) and other valuable consideration,
Ivyl G. Gheer and Cletha M. Gheer, husband and wife,

do hereby Convey to
Shane Berry

the following described real estate in MADISON County, Iowa:

The East Half (1/2) of the West Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-seven (27) 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 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: 8-29-95

On this 29 day of Aug, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Ivyl G. Gheer and Cletha M. Gheer

Ivyl G. Gheer
Ivyl G. Gheer (Grantor)

Cletha M. Gheer
Cletha M. Gheer (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)

Steven P. Weeks

(Grantor)

Notary Public

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

