

COMPUTED
RECORDED
COMPARED

REC \$ 5.00
ADV. \$ 5.00
R.M.F. \$ 6.00

REAL ESTATE TRANSFER
TAXED
17
\$ 69.60
RECORDED
9-12-95
DATE COUNTY

FILED NO. 693
BOOK 134 PAGE 713
95 SEP 12 PM 4:16
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FORTY-FOUR THOUSAND AND NO/100---- (\$44,000.00)
Dollar(s) and other valuable consideration,
DONALD G. DeWAAY, JR., Single,

do hereby Convey to
BETTE L. VAN GUNDY

the following described real estate in MADISON County, Iowa:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except a tract beginning at the center of said Section Twenty-three (23), thence along the North line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-three (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 (1/4) of the Southeast Quarter (1/4), thence along said West line, thence North 00°00'00" 391.87 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: Sept. 12, 1995

MADISON COUNTY,

ss:

On this 12 day of September,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald G. DeWaay, Jr.

Donald G. DeWaay, Jr. (Grantor)

(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)

Connie C. Miller #175932
Exp. 9-8-97
Notary Public

(Grantor)

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