



FILED NO. 2700

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96 APR -3 PM 3:56

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Jerrold B. Oliver Individual's Name
P.O. Box 230 Street Address
Winterset City
(515) 462-3731 Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FORTY THOUSAND AND NO/100-----(\$40,000.00)
Dollar(s) and other valuable consideration,
W. WAYNE YOUNG and BEVERLY JO YOUNG, Husband and Wife,

do hereby Convey to
FRANK C. TIBBEN and MARILYN S. TIBBEN

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section
Thirty-one (31) in Township Seventy-four (74) North, Range
Twenty-six (26) West of the 5th P.M., Madison County, Iowa

REC 5.00
AND 3.00
R.M.F. 1.00

COMPLETED
RECORDED
CONFIRMED

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,
ss: MADISON COUNTY,

Dated: April 2, 1996

On this 2 day of April,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared
W. Wayne Young and
Beverly Jo Young

W. Wayne Young
W. Wayne Young (Grantor)

Beverly Jo Young
Beverly Jo Young (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.

Jerrold B. Oliver
Notary Public

(Grantor)
(Grantor)
(Grantor)

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

