

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 0115B Gordon K. Darling
Darling & Darling

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 10
STAMP #
\$ 248.80
Michelle Utzler
RECORDER
1-5-96 Madison
DATE COUNTY

REC 500
ADD 500
R.M.F. 200

FILED NO. 1878
BOOK 135 PAGE 508
96 JAN -5 PH 3: 29

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

CONTINUED
RECORDED
CORRECTED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Fifty Six Thousand and no/100 -----
Dollar(s) and other valuable consideration,
Eleanor Poland, single

do hereby Convey to
Maurice D. Mitchell & Phyllis F. Mitchell, 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:

The West Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Except A parcel of land in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa described as commencing at the Southwest corner of said Section Thirty-four (34), thence East along the South line of said Section Thirty-four (34) 45.4 feet; thence North 0°12' West 60.0 feet to the Point of Beginning; thence North 0°12' West 246.8 feet; thence North 89°36' East 369.0 feet, thence South 0°28' West 237.0 feet to the North Right of way of Iowa Highway No. 92; thence South 78°00' West 59.3 feet along said North Right of way line; thence South 90°00' West 307.9 feet along said North Right of way line to point of beginning, and in addition thereto the area immediately adjacent thereto and situated within the right of way of Highway No. 92, subject to easements for road purposes thereon, said parcel contains 2.0850 acres,

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 COUNTY, MADISON SS:

Dated: JANUARY 5, 1996

On this 5th day of JANUARY,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared
Eleanor Poland

Eleanor Poland (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.

D.A. Bolton

(Grantor)

Notary Public

(Grantor)

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

