

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

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THIS FORM, CONSULT YOUR LAWYER

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FILED NO: **1838**
BOOK 135 PAGE 486

96 JAN -3 PM 3: 55

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,

SYLVIA H. WILLIAMS, a single person,

do hereby Convey to
JANICE A. WILDIN

the following described real estate in Madison County, Iowa:

That part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Fourteen (14), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Northwest corner of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of said Section Fourteen (14); thence on an assumed bearing of North 90°00'00" East along the North line of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) a distance of 860.50 feet; thence South 30°31'00" West 750.41 feet; thence North 90°00'00" West 486.74 feet to the West line of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼); thence North 00°38'47" East along said West line 646.50 feet to the Northwest corner of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) and the point of beginning. Said tract contains 10.00 acres, and is subject to Madison County Highway Easements over the westerly 0.96 acres thereof.

This deed is given in partial satisfaction of a Real Estate Contract dated October 25, 1974, and recorded October 25, 1974, in Book 104, Page 344, in the Office of the Recorder of Madison County, Iowa.

The consideration for this deed is less than \$500.00. Therefore, no declaration of value or groundwater hazard statement is required.

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: Dec 27, 1995

MADISON COUNTY, ss:

On this 27 day of December,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Sylvia H. Williams

Sylvia H. Williams
Sylvia H. Williams (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)

Jerrold B. Oliver

Notary Public

(Grantor)

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

