

141, 250

REAL ESTATE TRANSFER TAX PAID	
STAMP # 7	
\$ 225.00	
Michelle Utzler	
RECORDER	
1-5-96	Madison
DATE	COUNTY

COMPLETED
 RECORDED
 CONFIRMED
 REC. \$ 5.00
 ADD. \$ 5.00
 R.I.F. \$ 4.00

FILED NO. **1863**
 BOOK 135 PAGE 503
 96 JAN -5 AM 11:48
 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA
 Iowa 50250

First State Bank Box 400 Stuart,

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **MAURICE D. MITCHELL, SR. and PHYLLIS F. MITCHELL**, husband and wife do hereby Convey to **KEITH URQUHART and KATHIE URQUHART**, 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 South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, EXCEPT commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., running thence North 346 feet, thence East 296 feet, thence South 346 feet, thence West 296 feet to the point of beginning, and subject to easements and restrictions of record.

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.

Dated: 1-5-96
Maurice D Mitchell Sr.
 Maurice D. Mitchell, Sr. (Grantor)
Phyllis F Mitchell
 Phyllis F. Mitchell (Grantor)

State of IOWA
) ss.
 County of POLK

On this 5 day of JANUARY, 1996, before me the undersigned, a Notary Public in and for said State, personally appeared **MAURICE D. MITCHELL, SR. and PHYLLIS F. MITCHELL**, husband and wife 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.

Sam Kain
 Notary Public
