

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID 14
STAMP #
\$ 480
Michelle Utzler
RECORDER
1-12-96 Madison
DATE COUNTY

REC \$ 500
AND \$ 500
R.M.F. \$ 100

FILED NO. 1934
BOOK 135 PAGE 592
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COMPUTER
RECORDED
COMPALED

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Three Thousand Five Hundred and no/100 (\$3,500.00) - -
Dollar(s) and other valuable consideration, C. E. Garmon and Juanita A. Garmon,
husband and wife,

do hereby Convey to John E. Garmon a single person

the following described real estate in Madison County, Iowa:

That part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the southwest corner of said Section Twelve (12); thence on an assumed bearing of North 00°00'00" East along the west line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4) a distance of 668.59 feet; thence North 83°17'32" East 368.02 feet; thence South 00°00'00" East 332.73 feet; thence North 83°13'43" East 187.52 feet; thence South 04°46'09" East 325.77 feet to the South line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4); thence South 82°29'17" West along said south line a distance of 583.81 feet to the southwest corner of said Section Twelve (12) and the point of beginning. Said tract contains 7.10 acres and is subject to a Madison County Highway Easement over the westerly 0.45 acres thereof,

This instrument is in partial fulfillment of a real estate contract, dated April 15, 1994 and filed for record in the Madison County Recorder's Office on April 19, 1994 in Deed Record Book 132 at page 711.

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 acknowledgement 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: December 11, 1995

ss:
MADISON COUNTY,
On this 12th day of December,
19 95, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
C. E. Garmon and Juanita A.
Garmon

C. E. Garmon
C. E. Garmon (Grantor)

Juanita A. Garmon
Juanita A. Garmon (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.

Linda D. Pollock
Notary Public

(Grantor)

(Grantor)

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

