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REAL ESTATE TRANSFER TAX PAID	
	15
STAMP #	
\$	63.30
<i>Michelle Utzler</i>	
RECORDER	
1-12-96	Madison
DATE	COUNTY

REC 500
 ADD 500
 R.I.A.F. \$ 100

FILED NO. 1935

BOOK 135 PAGE 593

96 JAN 12 PM 1:39

COMPUTER ✓
 RECORDED ✓
 COMPARED ✓

MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA



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, John E. Garmon, single person

do hereby Convey to Scott E. Palmer and Kimberly J. Palmer, 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:

That part of the Southwest Quarter (¼) of the Southwest Quarter (¼) 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 (¼) of the Southwest Quarter (¼) 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 (¼) of the Southwest Quarter (¼); 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,

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:

Dated: December 11, 1995

MADISON COUNTY,

On this 12 day of January

19 96 before me the undersigned, a Notary Public in and for said State, personally appeared John E. Garmon

John E. Garmon
 John E. Garmon (Grantor)

(Grantor)

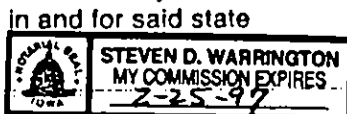
(Grantor)

(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.

Steven D. Warrington
 Notary Public

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



DEED RECORD 135

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