

284,000

DEED RECORD 135

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

718

REAL ESTATE TRANSFER
TAX PAID <u>36</u>
\$ <u>133.00</u>
<u>Michelle Utsler</u>
RECORDER
<u>1-31-96</u> <u>Madison</u>
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 2074
BOOK 135 PAGE 718
96 JAN 31 PM 2:21

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by, M. Cory, Midland Escrow Services, 3601 Westown Parkway, West Des Moines, Iowa 50266
224-5724

WARRANTY DEED

IOWA REALTY CO., INC.
3501 Westown Parkway
West Des Moines, Iowa 50266

Know All Men by These Presents: That Ronald S. Rosander, a single person

_____ in consideration
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION
in hand paid do here Convey unto Shawn W. Collins and Tina L. Collins, husband and wife

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate,
situated in Madison County, Iowa, to-wit:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section twenty-four (24) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and being subject to any and all easements of record including roadway easements.

Subject to and together with any and all easements, covenants and restrictions of record.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises

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

Signed this 30th day of JANUARY 19 96

Ronald S. Rosander
Ronald S. Rosander

STATE OF IOWA.

COUNTY OF Polk SS.

On this 30th day of JANUARY 19 96 before me,
the undersigned a Notary Public in and for said County, in said
State personally appeared _____
Ronald S. Rosander, a single person

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.

Ronald S. Rosander
Notary Public in and for said County

