

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 05813

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FILED NO. 2153

BOOK 135 PAGE 740

96 FEB -8 PM 3:01

MICHELLE L. ...
RECORDER
MADISON COUNTY, IOWA

REAL ESTATE TRANSFER TAX PAID	
STAMP <u>6</u>	
\$ <u>130.40</u>	
<u>Mickelle Litzler</u>	
RECORDER	
<u>2-8-96</u>	<u>Madison</u>
DATE	COUNTY

REC \$ 10.00
ADD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Eighty-two Thousand and no/100 - - - - (\$82,000) Dollar(s) and other valuable consideration,
Charles Wayne Allen and Jo Ann Allen, husband and wife, and Randall C. Allen and Paula L. Allen, husband and wife

do hereby Convey to
Thomas E. McCann

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the North Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the North 10 acres of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and a part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) described as follows: Commencing at the Southwest corner of said 40 acre tract, running thence East 15 1/2 chains, thence North 29° West, 6.85 chains, thence North 37 1/2° East 8 chains, thence West to the West line of said 40 acre tract, thence South to the place of beginning; excepting from the above-described land all that part thereof included in the following-described tract: Commencing at a point 325.1 feet South of the Southeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and running thence North 976.1 feet, thence West 357 feet, thence South 976.1 feet, thence East 357 feet to the point of beginning, all of said land being in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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: February 8, 1996

ss: MADISON COUNTY,
On this 8th day of January/February 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Wayne Allen and Jo Ann Allen

Charles Wayne Allen (Grantor)
Jo Ann Allen (Grantor)
Randall C. Allen (Grantor)
Paula L. Allen (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.

Stephen Walters
Notary Public
(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA KOSSUTH COUNTY, ss:

On this 23 day of January, 19 96 before me, the undersigned, a Notary Public in and for said State, personally appeared Randall C. Allen and Paula L. Allen

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.



Diana K. Blair
Notary Public

STATE OF _____ COUNTY, ss:

On this _____ day of _____, 19 _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

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.

Notary Public