

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 00454

FOR THE LEGAL EFFECT OF THE USE OF
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REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 2180

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland P.O. Box 370 Earlham, IA 50072 (515) 758-2267
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---One
Dollar(s) and other valuable consideration,
JAMES L. ALLSUP and BEVERLY J. ALLSUP, husband and wife,

do hereby Convey to
JAMES L. ALLSUP and BEVERLY J. ALLSUP, 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 West Seven-eighths (7/8) of the Northwest Quarter (1/4), and the North Ten (10) ✓
acres of Lot Three (3) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4),
and Lot Two (2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) except
Two (2) acres off of the South end thereof; all that part of the Northwest Quarter
(1/4) of the Southwest Quarter (1/4) described as follows: Commencing at the Northwest
corner of said 40 acre tract and running thence South 52 1/2 rods, thence in a North-
easterly direction on a straight line to a point 48 rods South of the Northeast
corner of the West One-fourth (1/4) of the Northwest Quarter (1/4) of the Southwest
Quarter (1/4), thence North 48 rods to the North line of the Northwest Quarter (1/4)
of the Southwest Quarter (1/4), thence West to the place of beginning; all in
Section Ten (10) in Township Seventy-six (76) North, Range Twenty-eight (28) West
of the 5th P.M., Madison County, Iowa.

This is a conveyance from husband and wife to themselves for the private partition
of property and for monetary consideration of less than \$500.00; therefore, this
transfer is exempt from the Iowa real estate transfer tax and declaration of value
and groundwater hazard statement filing requirements.

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 12, 1996

ss:
MADISON COUNTY,
On this 12th day of February,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
James L. Allsup and Beverly J. Allsup

James L. Allsup
(James L. Allsup) (Grantor)

Beverly J. Allsup
(Beverly J. Allsup) (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.

Susan Clark
(Susan Clark)
Notary Public (Grantor)

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