

REAL ESTATE TRANSFER TAX PAID
22
STAMP
\$ 111.20
Michelle Utsler
RECORDER
2-23-96 Madison
DATE COUNTY

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

FILED NO. 2280
BOOK 135 PAGE 783
96 FEB 23 PM 2:13

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RECORDED
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Seventy Thousand and No/100 ---- (\$70,000.00)
Dollar(s) and other valuable consideration,
Ruby A. Smith, widow and single,

do hereby Convey to
Colleen Kennedy and Ronald Lind, wife and husband,

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 Half (1/2) of the Southeast Quarter (1/4) of Section 16,
Township 75 North, Range 26 West of the 5th P.M., EXCEPT the
following described tract:

A tract of land described as follows, to-wit: Commencing at the
Southeast corner of the Southwest Quarter of the Southeast Quarter
of Section 16, in Township 75 North, Range 26 West of the 5th P.M.,
Madison County, Iowa, thence South 85° 03' West 441.6 feet along the
South line of said Section 16, thence North 3° 33' West 926.9 feet,
thence South 77° 55' East 507.5 feet, thence South 0° 00' 780.8 feet
along the East line of the West Half of the Southeast Quarter of
said Section 16 to the point of beginning, containing 9.1390 acres
including 1.2056 acres of county road right-of-way,

This Deed is given in full and complete satisfaction of a Real
Estate Contract dated December 21, 1992, and recorded
12/23/92, at Book 131, Page 51, Madison County, Iowa
Recorder's Office.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 1 APPLIES.

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
MADISON COUNTY, SS:
On this 23 day of December,
199 2, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Ruby A. Smith

Dated: December, 1992

Ruby A. Smith
Ruby A. Smith (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.

Karen A. Miller
Notary Public

(Grantor)

(Grantor)

(Grantor)

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

DEED RECORD 135

783

