

COMPUTER ✓
RECORDED ✓
COMPARED ✓

FILED NO. 2324

BOOK 136 PAGE 1

96 FEB 29 AM 10:11

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

WARRANTY DEED

For consideration of ONE DOLLAR (\$1.00 OVC) GEORGE A. GIBBS and EVELYN M. GIBBS, husband and wife, do hereby Convey to GEORGE A. GIBBS AND EVELYN M. GIBBS, husband and wife, as tenants in common, the following described real estate in Adair and Madison counties, Iowa:

The Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); and the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$); the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$); the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$); and the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$), all in Section Thirteen (13), Township Seventy-five (75) North, Range Thirty (30) West of the 5th P.M.; and the West Half of the Northwest fractional Quarter (W $\frac{1}{2}$ NWfr $\frac{1}{4}$) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M.

TRANSFER BETWEEN SPOUSES; DECLARATION EXEMPTION NO. 6 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA,
ADAIR COUNTY, SS:

DATED: February 23, 1996

On this 23 day of February, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared George A. Gibbs and Evelyn M. Gibbs, 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.

George A. Gibbs
GEORGE A. GIBBS, Grantor

Evelyn M. Gibbs
EVELYN M. GIBBS, Grantor

Jay E. Howe
Notary Public

