

COMPUTED ✓
RECORDED ✓
COMPARED ✓

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

REAL ESTATE TRANSFER
TAX PAID
\$ 22
STAMP #
\$ 78.00
RECORDED
3-11-96 DATE
Winterset COUNTY

FILED NO. 2445

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96 MAR 11 AM 11:11

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

Jerrold B. Oliver
Individual's Name

P.O. Box 230
Street Address

Winterset
City

515-462-3731
Phone



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Forty-nine thousand five hundred-----(\$49,500.00)
Dollar(s) and other valuable consideration,
John Roger McCuddin and Judith Ann McCuddin, husband and wife

do hereby Convey to
Reed A. Lucas and Debra A. Lucas,

the following described real estate in MADISON County, Iowa:

The West Half (W1/2) of the Southeast Quarter (SE1/4) except the
North 20 acres thereof, in Section Twelve (12) in Township
Seventy-four (74) North, Range Twenty-seven (27) 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: Feb. 29, 1996

SS:

MADISON COUNTY,

On this 29 day of FEBRUARY,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
John Roger McCuddin and Judith
Ann McCuddin

John Roger McCuddin
John Roger McCuddin (Grantor)

Judith Ann McCuddin
Judith Ann McCuddin (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.

(Grantor)

(Grantor)

James A. Van Gundy
Notary Public

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

