THE IOWA STATE BAR ASSOCIATION FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER 07192 Official Form No. 101 COMPUTER\_ RECORDED\_ REAL ESTATE TRAINSFER FILED NO ..... COMPARED CLAR XIVE BOOK 136 PAGE 645 96 SEP 20 PH 2: 37 MICHELLE UTSLER RECORDER MADISON COUNTY, 10WA SPACE ABOVE THIS LINE FOR RECORDER WARRANTY DEED For the consideration of Dollar(s) and other valuable consideration, <u>Tammie Kenoyer, a single person</u> do hereby Convey to Jennifer L. Gordon. <u>a single person and Matthew Ryan Ory, a single pers</u>on as Joint Tenant with full rights of survivorship and not as tenants the following described real estate in \_\_\_\_\_Madison\_ County, lowa: That part of the Southeast Quarter ( ) of the Southeast Quarter ( ) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southeast Quarter (1) of the Southeast Quarter () of said Section 24; thence on an assumed bearing of South 89°22'14" East along the north line of said Southeast Quarter (4) of the Southeast Quarter (1) a distance of 483.71 feet; thence South 00°39'19" West 451.99 feet; thence North 89°22'14" West 479.67 feet to the west line of said Southeast Quarter  $(\frac{1}{4})$  of the Southeast Quarter (%); thence North 00°08'35" East along said west line 452.00 feet to the northwest corner of said Southeast Quarter (1) of the Southeast Quarter (1) and the point of beginning. Said tract contains 5.00 acres and is subject to a Madison County Highway Easement over the westerly 0.42 acres thereof and is subject to any encumbrances of record. 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. Dated: September 94 1996 STATE OF \_\_\_\_ IOWA SS: COUNTY, MADISON day of September (Grantor) 19 96 , before me, the undersigned, a Notary Public in and for said State, personally appeared Tammie Kenoyer (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

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

8/16/

PHILLIP J. CLIFTON

MY COMMISSION EXPIRES

(Grantor)

(Grantor)

\_\_\_\_\_DEED\_RECORD

101 WARRANTY DEED Revised April, 1989

voluntary act and deed