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IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

PREPARED BY: Victoria L. Edenburn
Hawkeye Escrow Co
3636 Westown Pkwy., #250
West Des Moines, IA 50266

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

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID
STAMP
\$ 71.20
Michelle Utaler
RECORDED
10-7-96 Madison
DATE COUNTY

FILED NO. 960
BOOK 61 PAGE 359
96 OCT -7 AM 11:02
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar
Dollar(s) and other valuable consideration, Raymond D. Tracy and Fern Jeanette Tracy, Husband and Wife

do hereby Convey to Charles V. Livengood and Tani A. Livengood, Husband and Wife

the following described real estate in Madison County, Iowa:

Beginning at a point made by the intersection of the extension of the South side of Main Street in the town of St Charles, Iowa, and the West line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24) Township Seventy-five (75) North, of Range Twenty-six (26) West of the 5th P. M., Iowa, thence running East to the Right of Way of the C.B. & Q. Ry. Co., thence in a Southwesterly direction along the said Right of Way to the West line of the said SE 1/4 NW 1/4 of Section 24-75-26, thence North to the place of beginning.

This deed is given in complete fulfillment and satisfaction of a certain real estate contract filed on October 30, 1992, in book 57, page 769, Instrument #1132, in the records of 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 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

DATED: October 1, 1996

SS: Polk COUNTY,

On this 1 day of October,
19 96, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Raymond D. Tracy and Fern Jeanette Tracy
Husband and Wife

Raymond D. Tracy
Raymond D. Tracy (Grantor)

Fern Jeanette Tracy
Fern Jeanette Tracy (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.

Victoria L. Edenburn
Notary Public

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

VICTORIA L. EDENBURN
MY COMMISSION EXPIRES
10-30-96

DEED RECORD 61 359