

REAL ESTATE TRANSFER TAX PAID
20 STAMP #
\$ 320
<i>Michelle Utsler</i> RECORDER
5-13-96 Madison DATE COUNTY

REC \$ 5.00
AUD \$ 5.22
R.M.F. \$ 1.00

FILED NO. 3086
BOOK 136 PAGE 241
96 MAY 13 AM 10:16
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPILED
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 515-462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Twenty-five hundred and no/100-----(\$2500.00)
Dollar(s) and other valuable consideration,
Thomas J. Hutton and Sonia R. Hutton, husband and wife,

do hereby Convey to
Larry L. Adair and Janet L. Adair,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

The South 392 feet of the following described real estate:

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section Thirteen, Township 75 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest Corner of the SE 1/4 of the SW 1/4 of Section 12, T75N, R26W of the 5th P.M., Madison County, Iowa; thence along the West line of said SE 1/4 of the SW 1/4, North 00°00'00", 986.95 feet; thence North 90°00'00" East, 288.75 feet; thence South 00°00'00", 960.00 feet to the South line of said SE 1/4 of the SW 1/4; thence along said South line, South 84°40'06" West, 290.00 feet to the point of beginning. Said parcel of land contains 6.453 Acres including 0.386 Acres of public road right of way.

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,
On this 11th day of May,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas J. Hutton and Sonia R. Hutton

Dated: May 11, 1996
Thomas J. Hutton (Grantor)
Sonia R. Hutton (Grantor)
Thomas (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.

Ann M. Anderson
Notary Public

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

