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THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID 49
STAMP #
\$ 127.20
[Signature]
RECORDER
5-27-96
DATE COUNTY

REC 10.00
ADD 5.00
R.M.F. 1.00

COMPUTER
RECORDED
COMPARED

FILED NO. 3285
BOOK 136 PAGE 298
96 MAY 29 AM 9:47

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
50072 (515) 758-2267

Preparer
Information

Samuel H. Braland
Individual's Name

P.O. Box 370
Street Address

Earlham, IA
City

50072 (515) 758-2267
Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of the partition of property and One
Dollar(s) and other valuable consideration,
BARBARA ANN MARSTON, a single person,

do hereby Convey to
JOHN PAUL MARSTON

the following described real estate in Madison County, Iowa:

An undivided one-third (1/3rd) interest in and to:

The Northeast Quarter (1/4), also described as the Northeast Fractional Quarter (NE Fr. 1/4), and the East Half (1/2) of the Northwest Fractional Quarter (NW Fr. 1/4), also described as the East Half (1/2) of the Northwest Quarter (1/4), all in Section Three (3), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This deed is given in satisfaction of a real estate contract recorded in Book 106, Page 521, in the Office of the Recorder of Madison County, Iowa.

This is a deed of partition where the interests transferred are exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(13), Code of 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 _____

Dated: April 8, 1996

SS:

_____ COUNTY,

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared

Barbara Marston
(Barbara Ann Marston) (Grantor)

(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)

Notary Public

(Grantor)

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

STATE OF _____ COUNTY, ss:

On this _____ day of _____, 19 _____ before me, the undersigned, a Notary Public in and for said State, personally appeared

_____ 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.

Notary Public

STATE OF Iowa, Polk COUNTY, ss:

On this 9 day of April, 19 96 before me, the undersigned, a Notary Public in and for said State, personally appeared

Barbara ANN Marston

_____ 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.

Bob Jr. Cross

Notary Public

