

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland P.O. Box 370 Earlham, IA 50072 (515) 758-2267
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

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

do hereby Convey to
T. R. MARSTON

the following described real estate in Madison County, Iowa:

An undivided two-thirds (2/3rds) interest in and to:

The South Half (S $\frac{1}{2}$) of Section Twenty-five (25) in Township Seventy-seven (77)
North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This conveyance is subject to the interest of the vendees in a real estate contract for the sale and purchase of the above described property filed for record in Book 125, Page 400, in the Office of the Recorder of Madison County, Iowa. The vendors' interest in said real estate contact is hereby assigned and transferred to the grantee, including the right to collect all money due and owing under said contract and to take all action permitted by said contract to enforce the provisions thereof. By acceptance of this deed grantee assumes all obligations required of the vendors by said contract.

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 4, 1996

_____ COUNTY, ss: _____

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared Barbara Ann Marston (Barbara Ann Marston) (Grantor)

_____ John Paul Marston (John Paul Marston) (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 IOWA , MADISON COUNTY, ss:

On this 4th day of April , 19 96 before me, the undersigned, a Notary Public in and for said State, personally appeared

John Paul 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.

Samuel H. Braland
(Samuel H. Braland)

Notary Public

STATE OF Iowa , Polk COUNTY, ss:

On this 8 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