

ORIGINAL

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

COMPILED ✓  
RECORDED ✓  
COMPARED ✓

REAL ESTATE TRANSFER TAX \$ 23  
\$ 76.00  
Michelle Utsler  
RECORDER  
6-14-95 Madison  
DATE COUNTY

FILED NO. 3541  
BOOK 136 PAGE 397  
96 JUN 14 PM 12:53  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of FORTY-EIGHT THOUSAND-----(\$48,000.00)-  
Dollar(s) and other valuable consideration,

Ronald D. Lyon and Mary Kay Lyon, Husband and Wife,  
do hereby Convey to

Robert F. Murphy and Kay L. Murphy,

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

Lot Sixteen (16) in Hy-View Subdivision, an Official Plat in Madison County, Iowa; also described as: The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Ten (10) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract dated September 2, 1992, and filed for record November 23, 1992, at Book 130, Page 721, in the office of the Madison County Recorder.

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

Dated: November 1, 1995

SS: MADISON COUNTY,  
On this 6<sup>th</sup> day of November,  
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald D. Lyon and Mary Kay Lyon

Ronald D. Lyon  
Ronald D. Lyon (Grantor)

Mary Kay Lyon  
Mary Kay Lyon (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)

Carol Kiernan  
Carol Kiernan  
Notary Public

\_\_\_\_\_  
(Grantor)

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

