

REAL ESTATE TRANSFER  
TAX PAID 32  
STAMP #  
\$ 57.62  
*Michelle Utzler*  
RECORDER  
6-25-96 Madison  
DATE COUNTY

REC. 5.00  
ADD. 5.00  
R.A.F. \$ 1.00  
COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_

FILED NO. 3628  
BOOK 61 PAGE 210  
96 JUN 25 AM 10:44  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

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



SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of ---Thirty-six Thousand Five Hundred  
Dollar(s) and other valuable consideration,  
LEONARD G. KRUEGER and JANICE R. KRUEGER, husband and wife,

do hereby Convey to  
RAYMOND D. MORRISON and CYNTHIA M. MORRISON, husband and wife,

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

Lots One (1) and Two (2) in Block Four (4) of Nicholson's Addition to the Town of Earlham, Madison County, Iowa.

This deed is given in fulfillment of a real estate contract dated October 15, 1984, and filed of record October 25, 1984, in Book 52, Page 107, in the Office of the Madison County Recorder. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and ground-water hazard statement filing requirements.

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 TEXAS Dated: June 18, 1996

DENTON COUNTY, ss:

On this 18 day of June, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Leonard G. Krueger and Janice R. Krueger

*Leonard G. Krueger*  
(Leonard G. Krueger) (Grantor)

*Janice R. Krueger*  
(Janice R. Krueger) (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.

*Christina L. Chandler*  
CHRISTINA L. CHANDLER  
MY COMMISSION EXPIRES  
November 2, 1999  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)

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