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FILED NO. **3692**

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96 JUN 28 PM 4: 09

REC \$ 5.00

AUD \$ 5.00

R.M.F. \$ 6.00

MICHELLE UTSLEG  
RECORDER  
MADISON COUNTY, IOWA

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



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)  
Dollar(s) and other valuable consideration,

LESTER BIGELOW and MARY KATHRYN BIGELOW, Husband and Wife,

do hereby Convey to

LESTER BIGELOW and MARY KATHRYN BIGELOW

the following described real estate in Madison County, Iowa:

Commencing at the Northwest corner of the Fractional Northeast Quarter (1/4) of the Northwest Quarter (1/4), running thence East 40 rods, thence South 12 rods, thence West 40 rods, thence North 12 rods to the place of beginning, in Section Three (3), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3 acres more or less.

This is a deed between husband and wife without consideration; therefore, no declaration of value or groundwater hazard statement is required.

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: June 26, 1996

MADISON COUNTY, ss:

On this 26 day of June, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Lester Bigelow and Mary Kathryn Bigelow

Lester Bigelow  
Lester Bigelow (Grantor)

Mary Kathryn Bigelow  
Mary Kathryn Bigelow (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.

Jerrold B. Oliver  
**JERROLD B. OLIVER**  
MY COMMISSION EXPIRES  
August 25, 1997  
Notary Public

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

(Grantor)

(Grantor)