



COMPUTER
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FILED NO. 35
 BOOK 136 PAGE 455
 96 JUL -3 PM 3:30
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

REC \$10.40
 ADD \$5.00
 R.M.F. \$15.40

Preparer Information A. Zane Blessum P.O. Box 309 Winterset, IA 515-462-1666
 Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE AND NO/100 (\$1.00) Dollar(s) and other valuable consideration,
ANITA J. GARNER, single

do hereby Convey to
LARRY LEE HAWXBY, single

the following described real estate in MADISON County, Iowa:

SEE ATTACHED.

DEED IS GIVEN IN FULLFILLMENT OF A REAL ESTATE CONTRACT FILED OCTOBER 16, 1990 IN BOOK 128 ON PAGE 185 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: 7-3-96

MADISON COUNTY, ss:
 On this 3rd day of July, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared ANITA J. GARNER

Anita J. Garner
 ANITA J. GARNER (Grantor)

Iowa
 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)

 (Grantor)

Cheryl Berg
 Notary Public

 (Grantor)

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

A tract of land commencing at the Northeast Corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, thence West along the North side of said 40-acre tract for a distance of 400 feet, thence South 326 feet, thence East parallel with the North line of said 40-acre tract to the East line thereof, thence North 326 feet to the point of beginning,