

COMPUTER
RECORDED
COMPALED
REG \$ 5.00
STAMP \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER TAX PAID 17
STAMP #
\$ 79.20
MICHELLE UTSLER
RECORDER
7-15-96 DATE MADISON COUNTY

FILED NO. 144
BOOK 136 PAGE 480
96 JUL 15 PM 3:36
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
515/462-2442

Preparer Information Gordon K. Darling, Jr 53 Jefferson St. Winterset 515/462-2442
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of Fifty Thousand and No/100----- (\$50,000.00) Dollar(s) and other valuable consideration, William Umphress a/k/a William C. Umphress and Christine Lynn Umphress, husband and wife, and Thomas B. Umphress and Lea Ann Umphress, husband and wife, do hereby Convey to Vincent H. Travis and Dana D. Travis, 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:

That part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northwest corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-three (23); thence on an assumed bearing of South 00 03'55" East along the West line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) a distance of 25.00 feet to the point of beginning; thence North 89 34'24" East 338.76 feet; thence South 00 39'22" East 1263.40 feet; thence North 90 00'00" West 351.78 feet to the West line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-three (23); thence North 00 03'55" West along said West line 1260.80 feet to the point of beginning. Said tract contains 10.00 acres and is subject to a Madison County Highway Easement over the westerly 0.96 acres thereof.

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 ss:
MADISON COUNTY,
On this 30 day of June,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared William Umphress, Christine Lynn Umphress

Dated: June 30, 1996
William C. Umphress (Grantor)
CHRISTINE LYNN UMPHRESS (Grantor)
Thomas B. Umphress (Grantor)
Lea Ann Umphress (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.

Steven R. Weeks
Notary Public
(This form of acknowledgment for individual grantor(s) only)

STEVEN R. WEEKS
NOTARY PUBLIC
7/30/96 103