

REAL ESTATE TRANSFER
TAX PAID
21
STAMP
\$ 127.20
Michelle Utsler
RECORDER
7-19-96 Madison
DATE COUNTY

REC \$ 5.00
ADD 10.00
R.M.F. \$ 1.00

FILED NO. 197
BOOK 136 PAGE 503
96 JUL 19 PM 2:07

COMPARED
RECORDED
CORRECTED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JERROLD B. OLIVER
Individual's Name

P.O. BOX 230
Street Address

WINTERSSET IA 515-462-3731
City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Eighty thousand dollars-----\$80,000.00
Dollar(s) and other valuable consideration,
Esther Hannon, single

do hereby Convey to
Farmers & Merchants State Bank

the following described real estate in Madison County, Iowa:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Eleven (11), and the East half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), and all that part of the West Half (W 1/2) of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14) lying on the North side of Middle River, and the following described tract of land to-wit: Commencing at the Northeast corner of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), running thence South 20 1/2 rods, thence West 15 rods and 11 feet, thence North 20 1/2 rods, thence East to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This deed is given in satisfaction of a real estate contract recorded in Book 106, Page 55 of the Recorder's Office of Madison County, Iowa. m.e.a.

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,
Madison COUNTY, ss:
On this 18 day of July,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Esther Hannon

Dated: July 18, 1996
Esther Hannon
Esther Hannon (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
Notary Public

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

JERROLD B. OLIVER
MY COMMISSION EXPIRES
August 29, 1997

DEED RECORD 136

503