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REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

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| REAL ESTATE TRANSFER | |
| TAX PAID | |
| STAMP # 18 | |
| \$ 63.20 | |
| RECORDER | |
| 11-18-96 | |
| DATE | COUNTY |

P. 02/02

FILED NO. 1374
BOOK 137 PAGE 38
96 NOV 18 AM 11:39

Prepared by: Pam M. Grap, Closing Coordinator, FARMERS NATIONAL COMPANY
11516 Nicholas St., Omaha, NE 68154/402-496-3276

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **MARION E. MATTHEWS**, a single person do hereby Convey to **CONNIE D. ROBINSON, JR. and DEADRA D. ROBINSON**, 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:

The Southwest Quarter of the Northeast Quarter (SW¹/₄NE¹/₄), except a strip 30 feet wide off the North side thereof, and the Northwest Quarter of the Southeast Quarter (NW¹/₄SE¹/₄) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record.
(This deed is given to satisfy a real estate contract dated and recorded on June 8, 1993 in Town Lot Deed Record Book 131, Page 617.)

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.

Dated: 11-18-96

Marion E. Matthews
Marion E. Matthews (Grantor)

State of Iowa)

County of Madison) ss.

On this 18th day of November, 1996, before me the undersigned, a Notary Public in and for said State, personally appeared **MARION E. MATTHEWS**, a single person to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Steven D. Warrington
Notary Public