

94,000

REAL ESTATE TRANSFER
TAXES <u>32</u>
SALE \$ <u>14940</u>
<i>Michelle Utsler</i>
RECORDER
DATE <u>11-26-96</u> COUNTY <u>Madison</u>

REC 508
 AD 500
 R.M.F.S. 100

FILED NO. 1458
 BOOK 61 PAGE 450
 96 NOV 26 AM 10:08
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED

This instrument prepared by and return to:
 ✓ROSS F. BARNETT, Attorney at Law, 520 - 35th St., Des Moines, Iowa 50312 Ph # (515) 255-4666

WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) and other valuable consideration, **Harry L. Cleveland, a single person**, does hereby Convey unto **Ronald K. Williams and Shirley A. Williams, 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:

Parcel C in the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, thence along the North line of said Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼), North 84°59'40" East 197.80 feet; thence South 00°00'00", 139.63 feet to the point of beginning; thence North 90°00'00" East, 107.00 feet to the West line of Cherry Street; thence, along said West line, South 00°00'00", 95.00 feet, thence South 90°00'00" West 107.00 feet, thence North 00°00'00", 95.00 feet to the point of beginning. Said Parcel C contains 0.233 Acres.

Locally known as 314 Cherry Street, St. Charles, Iowa 50240.



Grantors to 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 relinquish 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:
 COUNTY OF POLK)

Dated: November 25, 1996.

On this 25th day of November, 1996, before me the undersigned, a Notary Public in and for said State, personally appeared **Harry L. Cleveland**, 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.

Harry L. Cleveland

 Harry L. Cleveland

R. F. Barnett

 Notary Public in and for the State of Iowa

