

37,469.11

DEED RECORD 137

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 ISBA# 05073

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID
11
\$ 59.80
Michelle Utoler
RECORDER
12-13-96
DATE COUNTY

COMPUTER
RECORDED
REVIEWED

REC 5 02
ADD 5 10
R.M.F. S. 1 10

FILED NO. 1653

BOOK 137 PAGE 94

96 DEC 13 PM 3:45

MICHELLE UTOLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information David M. Erickson 666 Walnut Street Des Moines 288-2500
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ONE (\$1.00)
Dollar(s) and other valuable consideration,
JUNIOR MORGAN, a Single Person

do hereby Convey to
Dennis R. Morgan and Patricia K. Morgan

a one-half interest in and to
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

A Parcel of land beginning at a point 585.0 Feet East (E) of the Southwest (SW) Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; THENCE North (N) 1040.0 Feet; THENCE East (E) 455.0 Feet; THENCE South (S) 2049.14 Feet to the North (N) R.O.W. line of County Road G-50; THENCE Northwesterly (NWly) along said R.O.W. 749.98 Feet; THENCE North (N) 379.7 Feet to the point of beginning. Containing 18.1 Acres more or less.

This deed is given in fulfillment of one certain Real Estate Contract dated December 13, 1983 recorded in Book 117 at Page 449 of the records 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
MADISON COUNTY, ss:

Dated: _____

On this 13th day of December, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Junior Morgan

Junior Morgan
Junior Morgan (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.

(Grantor)

Shirley Ann Hull
Notary Public
IOWA

(Grantor)

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