

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA# 00454

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

REG \$ 5.00  
AD \$ 5.00  
R.M.F. \$ 1.00

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SEARCHED ✓  
INDEXED ✓  
CORRECTED ✓

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of ---One  
Dollar(s) and other valuable consideration,  
RODGER L. McLAUGHLIN also known as ROGER McLAUGHLIN and KATHRYN J. McLAUGHLIN,  
husband and wife; DENNIS McLAUGHLIN, a single person,

do hereby Convey to  
MICHAEL L. McLAUGHLIN also known as MICHAEL McLAUGHLIN

the following described real estate in Madison County, Iowa:

Lots 7 and 8 and the South 40 feet of Lot 9 in Block 18 of the Original Town of Earlham, Madison County, Iowa, EXCEPT beginning at the S.W. Corner of said Lot 7; thence N 00°00' E 88.0 feet to a point on the west line of said Lot 8; thence S 88°55' E 145.0 feet to the east line of said Lot 8; thence S 00°00' W 82.0 feet to the S.E. Corner of said Lot 7; thence S 88°42' W 145.0 feet to the point of beginning, containing 0.283 acres, more or less.

This is a deed of partition where the interests conveyed are for monetary consideration of less than \$500.00; therefore, pursuant to Section 428A.2(13) and (21), Code of Iowa, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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

Dated: December 2, 1996

MADISON COUNTY,

ss:

On this 2nd day of December,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Rodger L. McLaughlin, Kathryn J.  
McLaughlin, Dennis McLaughlin

Rodger L. McLaughlin  
(Rodger L. McLaughlin) (Grantor)

Kathryn J. McLaughlin  
(Kathryn J. McLaughlin) (Grantor)

Dennis McLaughlin  
(Dennis McLaughlin) (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.

Samuel H. Braland  
(Grantor)

Notary Public

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

