

REAL ESTATE TRANSFER
TAX PND 16
\$ 1200
Michelle Utzler
RECORDER
12-20-96 Madison
DATE COUNTY

REC: 500
ADD: 500
R.M.F.S. 100

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BOOK 61 PAGE 491

96 DEC 20 AM 10:17

MICHELLE UTZLER
RECORDER
IA 515/398-2739

Preparer Information Dennis Morgan 2987 St. Charles Road St. Charles, IA
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,
Dennis Morgan and Patricia Morgan

do hereby Convey to
Ronald K. Williams and Shirley Williams

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

Commencing at the Northwest Corner of the NE 1/4 of the NE 1/4 of Section 23, T75N, R26W of the 5th P.M., City of St. Charles, Madison County, Iowa; thence, along the North line of said NE 1/4 of the NE 1/4, North 84°59'40" East 197.80 feet to the Point of Beginning; thence, continuing along said North line, North 84°59'40" East 107.41 feet to the West line of Cherry Street extended; thence, along said West line, South 00°00'00" 244.00 feet; thence South 90°00'00" West 107.00 feet; thence North 00°00'00" 234.63 feet to the Point of Beginning. EXCEPT PARCEL C DESCRIBED AS FOLLOWS: Commencing at the Northwest Corner of the NE 1/4 of the NE 1/4 of Section 23, T75N, R26W of the 5th P.M., City of St. Charles, Madison County, Iowa; thence, along the North line of said NE 1/4 of the NE 1/4, 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", 95.0 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.

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 18, 1996
Madison COUNTY, ss:

On this 18th day of December,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Dennis Morgan and Patricia Morgan

Dennis Morgan (Grantor)

Patricia Morgan (Grantor)

me knowing 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

Brenda L. Pringle
Notary Public

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