

REAL ESTATE TRANSFER
TAXED 31
S.S.L.P.#
\$ 2320
Michelle Litsler
RECORDLER
1-24-97 Madison
DATE COUNTY

12.00 5.00
ADD 5.00
R.M.F. 1.00

FILED NO. 2020

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97 JAN 29 PM 3:01

MICHELLE LITSLER
RECORDER
MADISON COUNTY, IOWA

Donor: Leonard M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912
 Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTEEN THOUSAND AND NO/100 (\$15,000.00) - - - - -
 Dollar(s) and other valuable consideration,
FERN ALGOE, single

do hereby Convey to
BENJAMIN THOMAS ALLEN

the following described real estate in MADISON County, Iowa:

The South Quarter (1/4) of the Southwest Quarter (1/4) of the
 Northeast Quarter (1/4) in Section Twenty-one (21), Township
 Seventy-five (75) North, Range Twenty-seven (27) West of the 5th
 P.M., and commencing at the Northwest corner of the Southeast
 Quarter (1/4) of said Section Twenty-one (21), thence East 419
 feet to the point of beginning, thence South 188 feet, thence
 East 195 feet, thence North 188 feet, thence West 195 feet to the
 point of beginning, Madison County, Iowa.

This deed is in fulfillment of the real estate contract recorded
 in the Madison County Recorder's Office in Deed Record 106 at
 page 255 and Deed Record 122 at page 625.

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: JANUARY 28, 1997

MADISON COUNTY, ss:
 On this 28 day of JANUARY,
 19 97, before me, the undersigned, a Notary
 Public in and for said State, personally appeared
FERN ALGOE

Fern Algoe
 FERN ALGOE (Grantor)

(Grantor)

(Grantor)

(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.

Leonard M. Flander
 LEONARD M. FLANDER
 Notary Public
 (This form of acknowledgment for individual grantor(s) only)

DEED RECORD 137

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