

REAL ESTATE TRANSFER
TAX PAID 9
STAMP #
\$ 103.20
Michelle Utsler
RECORDER
2-11-97 Madison
DATE COUNTY

REC: 500
500
AMOUNT 100

COMPUTER
RECORDED
COMPARED

2142
STATE OF IOWA }
MADISON COUNTY } SS

filed for record the 11 day of Feb
1997 at 12:30 o'clock P.
Recorded in book 137 on page 224
Michelle Utsler Recorder
Betty M. Neble

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Clare Cain, unmarried widow

do hereby Convey to
Donald Cain

the following described real estate in Madison County, Iowa:

The North fractional Half of the Northeast fractional Quarter (Nfr $\frac{1}{2}$ NEfr $\frac{1}{4}$); and the Southwest fractional Quarter of the Northeast fractional Quarter (SWfr $\frac{1}{4}$ NEfr $\frac{1}{4}$); and the North 20 acres of the Northwest fractional Quarter of the Southeast fractional Quarter (NWfr $\frac{1}{4}$ SEfr $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Iowa, subject to easement to Madison County Soil Conservation District, recorded in Book 92, Page 309.

This Deed is given in compliance and fulfillment of a contract of sale recorded in Book 107 at Page 294 in the Office of the Madison County Recorder. The Grantors covenant with the Grantees that the premises are free from encumbrance except as to any liens or encumbrances created or suffered to be created by the acts or defaults of the Grantees.

Subject to easements of record.

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: 8/13/95

WARREN COUNTY, ss:
On this 13th day of August,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared
Clare Cain

Clare Cain
Clare Cain (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.
Marie Cassidy
My Commission Expires 7-20-98
Notary Public

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

