

REC \$ 5.00
FEE \$ 5.00
TOTAL \$ 10.00

STATE OF IOWA
MADISON COUNTY

2166 Filed for record the 14 day of FEB
A. D. 19 97 at 9:25 o'clock A. M.
Recorded in book 137 on page 237
MICHELLE UTSLER
Notary Public

COMPUTER
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver
Individual's Name

P.O. Box 230
Street Address

Winterset
City

462-3731
Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar(s) and other valuable consideration, Harold R. Wagner and Lois Wagner, husband and wife (\$1.00)

do hereby Convey to
Harold R. Wagner and Lois Wagner

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

The South 62 3/4 rods of the following described tract of land, to-wit: Commencing at the Northwest Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence East 31.03 rods, thence South 19 rods, thence in a Southwesterly direction along the West side of the road or public highway to a point 8 rods East of the Southwest Corner of said 40-acre tract, thence West 8 rods, thence North to the point of beginning; being all that part of said tract of land which lies South of a certain private road crossing said tract of land from East to West, and being approximately 27 5/8 rods across the North end thereof, and estimated to contain 6 acres more or less.

The consideration for this deed is less than \$500 and no declaration of value or groundwater statement is required.

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: February 13, 1997

On this 13th day of February, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Harold R. Wagner and Lois Wagner

Harold R. Wagner
Harold R. Wagner (Grantor)

Lois Wagner
Lois Wagner (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.

Jerrold B. Oliver
Notary Public

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

JERROLD B. OLIVER
MY COMMISSION EXPIRES
August 21, 1997