

REAL ESTATE TRANSFER
TAX PAID 84
STAMP # 70
\$144
Michelle W. Weller
RECORDER
2-15-96 Madison
DATE COUNTY

DEED RECORD 137

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RECORDED
COMPARED

FILED NO. 203

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BOOK 137 PAGE 716

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P.M. 1

MICHELLE W. WELLS
RECORDER
MADISON COUNTY, IOWA

90,500

SPECIAL WARRANTY DEED

For the consideration of One (1) Dollar and other valuable consideration, Phil B. Holliday and Thelma E. Holliday, husband and wife, do hereby convey to Hans C. Cooper and Sherry L. Cooper, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The SE 1/4 of the SE 1/4, and the E 21-1/4 acres of the NE 1/4 of the SE 1/4, and the S 3-3/4 acres of the W 18-3/4 acres of the NE 1/4 of the SE 1/4, and the S Half of 20 acres in a square form in the SE corner of the NE 1/4, all in Section 15 in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, except railroad right-of-way.



This deed is given as full performance of a certain contract as shown of record in Book 132, Page 454, in the office of the Recorder of Madison County, dated November 29, 1993, for the sale of the real estate by and between Grantors herein and Grantees herein, to and including which date only all general warranties and covenants herein extend. Thereafter, Grantors warrant title only as against themselves, or either of them, and all parties claiming thereunder. This deed merges all of the prior contractual rights of the parties.

Recorder: Transfer tax is \$143.20.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

Signed this 29th day of November, 1993.

Phil B. Holliday
Phil B. Holliday (Grantor)
R.R.#2, Box 104
Greenfield, Iowa 50849

Thelma E. Holliday
Thelma E. Holliday (Grantor)
R.R.#2, Box 104
Greenfield, Iowa 50849

STATE OF IOWA,
ss:
POLK COUNTY,

On this 29th day of November, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Phil B. Holliday and Thelma E. Holliday, husband and wife, 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.



Doyle W. Sanders
Notary Public