

REAL ESTATE TRANSFER	
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RECORDED	6-27-97
DATE	Winterset
	COUNTY

FILED NO. 3690

BOOK 137 PAGE 644

97 JUN 27 AM 9:54

SHARON L. OLIVER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 462-3731  
 Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of SEVENTY-SEVEN THOUSAND THREE HUNDRED FIFTY Dollar(s) and other valuable consideration,

BILLY W. CHRISTENSEN and GEORGIA J. CHRISTENSEN, Husband and Wife

do hereby Convey to

LAWRENCE D. MOLLN and SHELLEY R. MOLLN, A.K.A LARRY D. MOLLN, 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 East 120 Acres of the Southwest Quarter (1/4) of Section Eight (8), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, excepting therefrom the following described tract of land, to-wit: Beginning at a point on the quarter section line 460 feet South of the center point of said Section Eight (8), running thence West 174 feet, thence South 340 feet, thence East 174 feet, thence North on the quarter section line to the point of beginning.

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: 6-26-97

MADISON COUNTY, ss:

On this 26 day of June, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Billy W. Christensen and Georgia J. Christensen

Billy W. Christensen  
Billy W. Christensen (Grantor)

Georgia J. Christensen  
Georgia J. Christensen (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

Larry D. Walters

Notary Public

(This form requires acknowledgment by grantor(s) only)

