

ORIGINAL

THE IOWA STATE BAR ASSOCIATION  
Official Form No 101

ISBA# 02714 Jordan Oliver & Walters P C  
Box 230 Winterset IA 50273 (515/462-3731)

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM CONSULT YOUR LAWYER

REC \$ 5.00  
AUD \$ 5.00  
R.M.F \$ 1.00

REAL ESTATE TRANSFER  
TAX PAID 27  
STAMP #  
\$ 178.40  
RECORDER  
9-22-97 DATE  
Winterset COUNTY

FILED NO 1208  
BOOK 138 PAGE 38  
97 SEP 22 PM 3:01  
MICHELLE UTSLEH  
RECORDER  
MADISON COUNTY IOWA

Preparer Information Lewis H. Jordan P.O. Box 230 Winterset 515/462-3731  
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ONE HUNDRED TWELVE THOUSAND (\$112,000.00) Dollar(s) and other valuable consideration,

Dorothy Smith, Single,

do hereby Convey to

Ronald M. Lyon

the following described real estate in Madison County, Iowa

A tract of land in the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the North Quarter Corner of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 389.34 feet along the North line of said Section Seventeen (17); thence South 07°28'27" West 699.82 feet; thence North 87°31'03" West 379.97 feet to the West line of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Seventeen (17); thence along said West line, North 06°50'38" East 682.27 feet to the point of beginning. Said tract of land contains 6.068 acres including 0.804 Acres of County Road Right of Way,

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 September 17, 1997

MADISON COUNTY, ss

On this 17th day of September, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared

Dorothy Smith (Grantor)

Dorothy Smith

(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

(Grantor)

Lewis H. Jordan

Notary Public

(Grantor)

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

