



WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That Virgil M. Clements and Daisy J. Clements, Husband and Wife,

Thirty Two Thousand Three Hundred Eighty Two Dollars and No/100
(\$32,382.00) in consideration of the sum of

in hand paid do hereby Convey unto Ted R. Lenocker and Geraldine Lenocker, Husband and Wife,

Address of Grantees: RFD Box 63, Dexter, Iowa 50070

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

Commencing at a point 1,165.1 feet East (E) of the South Quarter (S 1/4) corner of Section Twenty-Seven (27), in Township Seventy-Seven (77) North, Range Twenty-Nine (29) West of the 5th P.M., Madison County, Iowa, thence continuing East (E) 1,252.59 feet, thence North (N) 00° 06' 49" West (W) 237.19 feet along a property line fence, thence South (S) 88° 00' 36" East (E) 12.40 feet, thence North (N) 00° 45' 04" West (W) 411.1 feet along a property line fence, thence North (N) 89° 50' 34" West (W) 1,295.17 feet along the North (N) line of the South Half (S 1/2) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of said Section Twenty-Seven (27), thence South (S) 03° 10' 04" East (E) 652.37 feet to the point of beginning, containing 19.03 acres including 1.04 acres of county road right of way,

Fee \$10.00
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID 34
STAMP #
\$ 51 20
Michelle Utsler
RECORDER
5-20-82 Madison
DATE COUNTY

COMPARED

FILED NO. 2817
BOOK 130 PAGE 17
92 MAY 20 AM 9:55
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

In full and complete satisfaction of Land Contract dated March 1, 1982, and recorded April 1, 1982, in Book 115, Page 718 of the Deed of Records of Madison County, Iowa.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 22nd day of June, 1982.
~~XXXXXX~~

STATE OF IOWA

COUNTY OF MADISON

On this 22nd day of June, 1982, A. D. before me the undersigned, a Notary Public in and for said County and said State, personally appeared Virgil M. Clements and Daisy J. Clements, Husband and Wife

Virgil M. Clements
Virgil M. Clements
Daisy J. Clements
Daisy J. Clements

R.R. 1, Box 221
Earlham, Iowa 50072
Address of Grantors

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same of their voluntary act and deed.

Ellen W. Barr
Notary Public in and for said County and said State.

DEED RECORD 130

Place
type
or
print
names
under
signa-
tures
as per
Sec.
239.2
Code
Iowa

IOWA STATE BAR ASSOCIATION
Official Form No. 1.3 (Trade-Mark Registered, State of Iowa, 1967)

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

STATE OF Iowa Madison COUNTY, ss:

On this 22 day of June, A. D. 1982, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Daisy J. Clemente



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.

Wilma Phillips Breeding
Notary Public in and for said County and said State

STATE OF _____ COUNTY, ss:

On this _____ day of _____, A. D. 197____, before me, the undersigned, a Notary Public in and for said County and said State personally appeared _____ and _____, to me personally known, who, being by me duly sworn, did say that they are the _____ and _____ respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (and (the seal affixed thereto is the seal of said) sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for said County and said State