

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

REAL ESTATE TRANSFER
TAX PAID 145
STAMP #
\$ 10.40
Michelle Utsler
RECORDER
5-27-92 Madison
DATE COUNTY

COMPARED

FILED NO. 2870
BOOK 130 PAGE 38
92 MAY 27 P11 2:30
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$5.00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SEVEN THOUSAND AND NO/100----- (\$7,000.00)
Dollar(s) and other valuable consideration, SHIRLEY LOUISE BROWN, Single, and
RONALD LEROY RUSTAN, Single

do hereby Convey to GILBERT H. DAWES and INEZ ELAND DAWES,

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

A tract of land described as follows, to-wit: Commencing at the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 1,182.35 feet to the centerline of a county road; thence South 3°59' East 162.60 feet; thence South 17°13' East 173.40 feet; thence South 40°46' East 162.85 feet; thence South 55°28' East 348.45 feet; thence South 33°48' East 376.20 feet; thence South 7°00' East 203.66 feet to the South line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); thence South 88°26' West 690.35 feet to the point of beginning, containing 8.9256 acres, including 0.9594 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, ss:
MADISON COUNTY,

Dated: April 27 1992

On this 27 day of April, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared Shirley Louise Brown and Ronald LeRoy Rustan

Shirley Louise Brown (Grantor)
Ronald LeRoy Rustan (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.

Steven R. Weeks Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

