

FILED NO. 2874

BOOK 130 PAGE 43

92 MAY 28 AM 9:35

MICHELLE LITSLER
RECORDED
MADISON COUNTY IOWA

Fee \$5.00
Transfer \$5.00

CONFIRMED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, BRUCE C. JOHNSTON, Husband of the Grantee,

do hereby Convey to KATHERINE ANN JOHNSTON

the following described real estate in Madison County, Iowa:

Lots A, Two (2), Three (3), Four (4), Five (5), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), and Lot Six (6) except that part thereof described as commencing at the Northeast corner of said Lot Six (6), thence South 85°00' West 139.03 feet, thence South 212 Feet, thence South 02°25' East 751.89 feet, thence North 780 feet along the East line of said Lot Six (6), thence North 85°00' East 107.21 feet, thence North 186 feet to the point of beginning, all in ROLLING ACRES PLAT, an Official Plat of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record.

This deed is exempt from the Iowa transfer tax because it is a deed between husband and wife without actual consideration.

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 acknowledgement 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:

DATED: May 26, 1992

MADISON COUNTY,

On this 26 day of May,
1992, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Bruce C. Johnston

Bruce C. Johnston
Bruce C. Johnston (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

(Grantor)

Jerrold B. Oliver
Notary Public

(Grantor)

(This form of acknowledgement for individual grantor(s) on _____)

(Grantor)

