

FILED NO. 2473
BOOK 129 PAGE 706
92 APR 15 AM 9:56
MICHELLE LUTSLEK
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

COMPASSED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100-----(\$1.00)
Dollar(s) and other valuable consideration, JAMES D. INGRAM, SR. and MARY ANN INGRAM, Husband and
Wife,

do hereby Convey to LOIS A. INGRAM

the following described real estate in Madison County, Iowa:

Commencing at the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., and being the point of beginning; thence South 89°15' W. 370.00 feet along the north line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), thence South 00°00' 235.48 feet, thence North 89°15' East 370.00 feet to the East line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), thence North 00°00' 235.48 feet along said east line to the point of beginning. Said parcel contains 2.000 acres and is situated in the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

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 VIRGINIA,
SS: Prince George COUNTY,

On this 10th day of April,
1992, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
James D. Ingram, Sr. and
Mary Ann Ingram

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.

Phyllis T. Reish
Phyllis T. Reish Notary Public
(This form of acknowledgement for individual grantor(s) only)

My Commission Expires March 31, 1994

DATED: 4-10-92

James D. Ingram, Sr.
James D. Ingram, Sr. (Grantor)

Mary Ann Ingram
Mary Ann Ingram (Grantor)

(Grantor)

(Grantor)

