

REAL ESTATE TRANSFER
TAX PAID <u>9</u>
STAMP #
\$ <u>171.20</u>
<i>Michelle Utsler</i>
RECORDER
<u>5-6-92</u> <i>M. Madison</i>
DATE COUNTY

FILED NO. 2676

BOOK 129 PAGE 769

92 MAY -6 PH 1:28

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Transfer \$10.00

Fee \$10.00

SPACE ABOVE THIS LINE  
FOR RECORDER



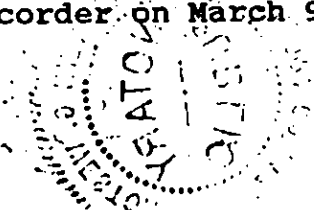
### WARRANTY DEED

For the consideration of One Hundred Seven Thousand Two Hundred and no/100 (\$107,200.00) Dollar(s) and other valuable consideration, Flora J. Bailey, single; Michael D. Foster and Susan Foster, husband and wife; and, John W. Foster and M. Jean Foster, husband and wife, do hereby Convey to James M. Hochstetler and Sharon Kaye Hochstetler, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common the following described real estate in Madison County, Iowa:

North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; and,

The Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) excepting a tract described as follows, to-wit: Commencing at the Southeast corner of said 40-acre tract, running thence West 180 feet, thence North 453 feet, thence East 180 feet, thence South 453 feet to the place of beginning and used for cemetery purposes; all in Section Twenty(20) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

This deed is in fulfillment of a real estate contract dated February 21, 1990, recorded in the Office of the Madison County Recorder on March 9, 1990 in Book 126 at page 463



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

DATED: March 6, 1992

MADISON COUNTY, SS:

On this 27<sup>th</sup> day of March, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared John W. Foster and M. Jean Foster

Flora J. Bailey  
Flora J. Bailey (Grantor)

Michael D. Foster  
Michael D. Foster (Grantor)

to the undersigned, identical persons named in and who executed the foregoing instrument and acknowledged the same as their voluntary act and

Susan C. Foster  
Susan Foster (Grantor)

John W. Foster  
John W. Foster (Grantor)

Beth Ann Foster Notary Public  
(This form of acknowledgement for individual grantor(s) only)

M. Jean Foster  
M. Jean Foster (Grantor)

STATE OF IOWA MARION COUNTY, ss:

On this 6th day of March, 19 92, before me, the undersigned, a Notary Public in and for said State, personally appeared Flora J. Bailey

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.



Virginia M. Compton, Notary Public

STATE OF ARIZONA Maricopa COUNTY, ss:

On this 14th day of March, 19 92, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael D. Foster and Susan Foster

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.

Shirley A. W.  
My Commission Expires \_\_\_\_\_, Notary Public

