

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

REC \$ 5.00
AUD \$ 5.00

RECORDED

NO. 1
PAGE 1

REAL ESTATE TRANSFER
TAX PAID <u>29</u>
STAMP #
\$ <u>500.00</u>
<u>M. J. Utzler</u>
RECORDER
DATE <u>7-31-92</u> COUNTY <u>Madison</u>

COMPARED
FILED NO. 302
BOOK 130 PAGE 216
92 JUL 31 PH 3: 05
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Thirty-five Thousand Nine Hundred Eight-five and 24/100 Dollar(s) and other valuable consideration, Mike A. Banks and Jean K. Banks, Husband and Wife

do hereby Convey to Matthew Allen and Brenda Allen

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

That portion of the former right of way of the Chicago, Rock Island and Pacific Railway Company which is included in the West 195.5 feet of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-three (33) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

All that part of the West 195.5 feet of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-three (33) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Iowa, except the North 50 feet thereof, which lies North of the right of way of the Chicago, Rock Island and Pacific Railway Company.

This deed given in fulfillment of real estate Contract dated August 27, 1987 and filed in Deed Record 124 at page 568 in the office of the Madison County Recorder on August 4, 1988.

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 California ss:
FRESNO COUNTY,

Dated: 7-25, 1992

On this 25th day of July, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared Mike A. Banks and Jean K. Banks

Mike A. Banks (Grantor)
Jean K. Banks (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.

Theresa H. Salas Notary Public
(This form of acknowledgment for individual grantor(s) only)

