

IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

Fee \$5.00
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID
STAMP # 11
\$ 24 80
Michelle Utzler
RECORDER
10-6-92 Madison
DATE COUNTY

FILED NO. 860
BOOK 130 PAGE 450
92 OCT -6 AM 10:09
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA
COMPILED



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Sixteen Thousand and no/100 (\$16,000.00) - - - - -
Dollar(s) and other valuable consideration, Mary M. Clague, single

do hereby Convey to Ronald McDonald

the following described real estate in Madison County, Iowa:

Commencing at a point 9 feet west of the Southeast corner of the Northwest Quarter (1/4) Southwest Quarter (1/4) of Section Thirty-two (32), thence North 183 feet, thence West 295.8 feet, thence South 183 feet, thence east to the point of beginning, in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

This instrument is in fulfillment of a real estate contract, dated June 16, 1979, and filed for record in the Madison County Recorder's Office on June 18, 1979 in Deed Record Book 109 at page 88. No Declaration of Value required. Exemption No. 1 applies.

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
MADISON COUNTY, ss:

DATED: August 14, 1990

On this 14th day of August, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary M. Clague

Mary M. Clague (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:

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

(Grantor)

(Grantor)

(Grantor)