

REAL ESTATE TRANSFER
TAX PAID 28
STAMP #
\$ 36
Michelle Utzler
RECORDER
10-16-92 Madison
DATE COUNTY

CONVAYED

FILED NO. 956

BOOK 130 PAGE 509

92 OCT 16 AM 10:08

Fee \$5.00
Transfer \$5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of Twenty-two Thousand Seven Hundred Fifty and no/100 (\$22,750.00) Dollar(s) and other valuable consideration, Oliver Russell, single

do hereby Convey to G. Todd Ham and Shelly D. Ham, 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:

A parcel of land in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the South Quarter Corner of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 00°00'00" 477.26 feet along the east line of the Southwest Quarter (¼) of said Section Thirty-four (34); thence South 89°44'42" West 389.74 feet; thence South 00°00'00" 474.40 feet to the south line of said Southwest Quarter (¼); thence South 89°50'00" East 389.74 feet to the point of beginning. Said parcel contains 4.26 Acres including 0.54 Acres of public road right of way

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 IOWA, ss:
MADISON COUNTY,

Dated: October 8, 1992

On this 13 day of October, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared Oliver Russell

Oliver Russell
Oliver Russell (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.

(Grantor)

(Grantor)

Steven P. Weeks
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

