

REC \$ 5.00
AUD \$ 5.00

REAL ESTATE TRANSFER	
TAX PAID <u>36</u>	
STAMP #	
\$ <u>56.80</u>	
<i>M. J. Corkrean</i>	
RECORDED	<i>M. Johnson</i>
DATE <u>10-27-92</u>	COUNTY

FILED NO. 1025
BOOK 130 PAGE 521
92 OCT 23 PH 2: 33
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPARED



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of THIRTY-SIX THOUSAND AND NO/100-----(\$36,000.00)
Dollar(s) and other valuable consideration, TERRY BEAR and LORIE BEAR, Husband and Wife,

do hereby Convey to MARCIA D. NEWTON and GREG K. EVELAND

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

A tract of land in the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 1,113.43 feet along the North line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Thirteen (13), to the point of beginning, thence continuing along said North line, North 90°00'00" East 422.85 feet; thence South 00°51'39" East 320.35 feet; thence North 89°24'10" West 249.39 feet; thence North 00°00'00" 119.79 feet; thence North 89°58'13" West 177.17 feet; thence North 00°19'18" West 197.84 feet to the point of beginning; said tract of land contains 2.616 Acres including 0.535 Acres of County 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: 10/23/92

On this 23rd day of October, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared Terry Bear and Lorie Bear

Terry Bear
Terry Bear (Grantor)

Lorie Bear
Lorie Bear (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.

Nancy J. Corkrean
Nancy J. Corkrean Notary Public (Grantor)

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

