

105.070 30

L2339

WARRANTY DEED (JOINT TENANCY)

REC \$ 5.00
AUD \$ 5.00

KNOW ALL MEN BY THESE PRESENTS: That Dennis W. Ory and Jo Ann Ory, husband and wife

_____, in consideration of
the sum of One Dollar And Other Valuable Consideration
in hand paid do hereby Convey unto Adrian Miller and Susan P. Allbee, husband and wife

As Joint Tenants with Full Rights of Survivorship, and not as Tenants In Common, the following described real estate, situated in
Madison County, Iowa, to-wit:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4), and the South Ten (10) Acres of the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and a tract beginning at the Southeast Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 89°41' West 450.4 Feet, thence North 52°21' East 157.7 Feet, thence South 89°50' East 325.9 Feet, thence South 0°12 3/4' West 97.9 Feet to the Point of Beginning, containing 0.87 Acres, except a tract beginning 97.9 Feet North 0°12 3/4' East of the Southwest Corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 0°12 3/4' East 256.4 Feet, thence South 89°02 1/4' East 217.0 Feet, thence South 0°03 1/2' East 254.6 Feet, thence North 89°30 1/2' West 218.2 Feet to the Point of Beginning, containing 1.28 Acres, subject to and together with any and all easements, covenants and restrictions of record

PLEASE RETURN TO:
COLDWELL BANKER
MID-AMERICA GROUP, REALTORS
Regency West 3 Suite 110
4800 Westown Parkway
WEST DES MOINES, IOWA 50266

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances whatsoever except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 28th day of October, 19 92

COMPARED

REAL ESTATE TRANSFER
TAX PAID 45
STAMP #
\$ 167.20
RECORDED
10-27-92 DATE
Madison COUNTY

Dennis W. Ory
Dennis W. Ory
Jo Ann Ory
Jo Ann Ory

FILED NO. 1068
BOOK 130 PAGE 539
92 OCT 27 PH 3:04
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

ACKNOWLEDGEMENT

STATE OF IOWA)
COUNTY OF Madison) SS

On this 23rd day of October, A.D. 19 92, before me, the undersigned,
a Notary Public in and for The State of Iowa, personally appeared Dennis W. Ory and Jo Ann Ory,
husband and wife

to me known to be the person s named in and who executed the foregoing instrument and acknowledged that
they executed the same as their voluntary act and deed.

James P. Deak
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA
Expires Aug. 20, 1994