

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That MERRY ALMEDA BRIGGS, a single person

In consideration of the sum of One dollar and other valuable consideration

In hand paid do hereby Convey unto James D. Ganoe and Jean A. Ganoe, husband and wife as joint tenants with full right of survivorship and not as tenants in common

the following described real estate, situated in Madison County, Iowa, to-wit:

The West Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12) and the West 20 feet of the South 71 rods of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), in Township Seventy five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County Iowa, subject to building restrictions and easements of record.

This deed is given in fulfillment of a real estate contract dated and filed January 21, 1992 in Book 129 at Page 504 of the records of the Madison County Recorder's Office.

COPIED

FILED NO. 1233

BOOK 130 PAGE 662

92 NOV 10 PM 3:58

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5.00

AUD \$ 10.00

REAL ESTATE TRANSFER  
TAX PAID \$  
STAMP #  
\$ 121.50  
*[Signature]*  
MERRY ALMEDA BRIGGS  
MADISON COUNTY

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 4<sup>th</sup> day of November, 19 92

*[Signature]*  
Merry Almeda Briggs

## ACKNOWLEDGEMENT

STATE OF IOWA )

COUNTY OF Pella ) SS

On this 4<sup>th</sup> day of November, A.D. 19 92, before me, the undersigned, a Notary Public in and for The State of Iowa, personally appeared Merry Almeda Briggs, single

to me known to be the person \_\_\_\_\_ named in and who executed the foregoing instrument and acknowledged that she \_\_\_\_\_ executed the same as her \_\_\_\_\_ voluntary act and deed.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

**LOUIS BANKS**  
MY COMMISSION EXPIRES  
8-31-95