

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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FILED NO. **1288**

Fee \$5.00
Transfer \$5.00

BOOK 130 PAGE 704

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REAL ESTATE TRANSFER
TAX PAID <u>15</u>
STAMP #
\$ <u>119.20</u>
<i>Michelle Utsler</i> RECORDER
<u>11-17-92</u> <u>Madison</u> DATE COUNTY

COMPUTER

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of Seventy-four Thousand Nine Hundred and 00/100-----(\$74,900.00)
Dollar(s) and other valuable consideration,

TONY C. KIDDOO and THERESA A. KIDDOO, husband and wife

do hereby Convey to DONALD H. BOERNSEN and SHERRIE BOERNSEN

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 described as commencing at the South Quarter Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 1292.37 feet along the South line of the Southeast Quarter (¼) of said Section One (1) to the East line of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section One (1); thence North 0°49'21" East 938.04 feet to the point of beginning; thence South 53°10'47" West 332.00 feet; thence North 0°38'02" East 408.62 feet to the County Road and the South line of Seven Oaks Subdivision; thence North 87°48'28" East 264.60 feet along the county road; thence South 0°49'21" West 219.77 feet to the point of beginning. Note: The South line of the Southeast Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M. is assumed to bear due East and West

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: November 11, 1992

On this 11 day of November, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared
Tony C. Kiddoo and Theresa A. Kiddoo

+ *Tony C. Kiddoo*
Tony C. Kiddoo (Grantor)

Theresa A. Kiddoo
Theresa A. Kiddoo (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.

Steven R. Heeks

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

