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THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID
STAMP # 19
\$ 47.20
Michelle Utsler
RECORDER
11-18-92 Madison
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 1299

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92 NOV 18 AM 10:14

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

RECORDED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, Ruby A. Hircock, single,

do hereby Convey to Roxanne L. Bates and Jerry M. Bates, 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:

The Southwest Fractional Quarter (SWfr $\frac{1}{4}$) of the Northwest Fractional Quarter (NWfr $\frac{1}{4}$), except the South 235 feet of the West 190 feet thereof, and the Northwest Fractional Quarter (NWfr $\frac{1}{4}$) of the Southwest Fractional Quarter (SWfr $\frac{1}{4}$), all in Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA,
MADISON COUNTY, ss:

DATED: November 7, 1992

On this 7th day of November,
1992, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Ruby A. Hircock, single,

Ruby A. Hircock
Ruby A. Hircock (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their OWNERS
act and deed.



Beverly Cline
Beverly Cline Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)

(Grantor)