

\$ 35,000

REAL ESTATE TRANSFER	
TAX PAID <u>6</u>	
STAMP #	
\$ <u>55.20</u>	
<u>Michelle Utsler</u>	
RECORDER	
<u>6-3-93</u>	<u>Madison</u>
DATE	COUNTY

FILED NO. 3050
 BOOK 131 PAGE 600
 93 JUN -3 AM 10:10
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

REC \$ 10.00
 AUD \$ 5.00



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One
 Dollar(s) and other valuable consideration,
John P. Johnston and Deborah J. Johnston, husband and wife;
and Sharilyn K. Hanna and Dennis E. Hanna, wife and husband
 do hereby Convey to Cody A. Hutton,
 the following described real estate in Madison County, Iowa:

The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following portion thereof:

A tract of land bounded by a line described as beginning at the Northeast Corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M.; thence along the East line of said Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), South 00⁰⁰'00" 650.77 feet; thence South 85⁰¹⁵'39" West 671.66 feet; thence North 00⁰⁰'00" 650.77 feet to the North line of said Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); thence along said North line, North 85⁰¹⁵'39" East 671.66 feet to the point of beginning.

TRANSFER TAX

\$ 55.20

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,
 COUNTY, Madison
 On this 9 day of April,
 1993, before me, the undersigned, a Notary Public
 in and for said State, personally appeared
John P. Johnston and Deborah J.
Johnston, husband and wife,

DATED: April 7, 1993

John P. Johnston
 John P. Johnston (Grantor)

Deborah J. Johnston
 Deborah J. Johnston (Grantor)

Sharilyn K. Hanna
 Sharilyn K. Hanna (Grantor)

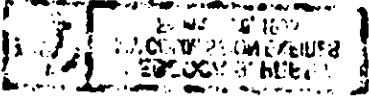
Dennis E. Hanna
 Dennis E. Hanna (Grantor)

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.

Rebecca S. Perry
 Notary Public

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





STATE OF IOWA, CLARKE COUNTY, ss:

On this 7 day of April, 19 93 before me, the undersigned, a Notary Public in and for said State, personally appeared Sharilyn K. Hanna and Dennis E. Hanna, wife and husband,

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.



L. P. Van Werden
L. P. Van Werden, Notary Public

STATE OF _____ COUNTY, ss:

On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

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.

_____, Notary Public