

COMPUTER
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REAL ESTATE TRANSFER TAX PAID <u>64</u>	
STAMP #	
\$ <u>32.80</u>	
<u>Michelle Utsler</u> RECORDER	
<u>6-30-93</u> DATE	<u>Madison</u> COUNTY

REC 5.00
AUD 5.00

FILED NO. 3364
BOOK 131 PAGE 700
93 JUN 30 PH 2:20
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-ONE THOUSAND AND NO/100----- (\$21,000.00)
Dollar(s) and other valuable consideration, JOHN J. PENICK and ROSE MARY PENICK, Husband and
Wife

do hereby Convey to JOHN C. WILLIAMS and SANDRA A. WILLIAMS

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 in the North Half (N $\frac{1}{2}$) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., more particularly described as follows: Beginning at the North Quarter corner of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" 1,312.96 feet; thence South 86°30'06" West 595.00 feet along the South line of the North Half (N $\frac{1}{2}$) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of said Section Thirty-one (31); thence North 00°00'00" 1,305.67 feet to the North line of said Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$); thence North 85°48'06" East 595.49 feet to the point of beginning. Said parcel contains 17.85 Acres, including 0.55 Acres of County Road right-of-way. Note: The east line of the North Half (N $\frac{1}{2}$) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M. is assumed to bear due North and South.

This deed is given in fulfillment of a Real Estate Contract recorded June 13, 1986, in Deed Record 122, Page 122 of the Madison County Recorder's Office.

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: May 28, 1993

On this 28 day of May, 1993 before me the undersigned, a Notary Public in and for said State, personally appeared
John J. Penick and Rose Mary Penick

John J. Penick
John J. Penick (Grantor)

Rose Mary Penick
Rose Mary Penick (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.

James A. Van Gundy
Notary Public

(Grantor)
(Grantor)

(This form of acknowledgment for individual grantor(s) only)
My Commission May 18, 1993

