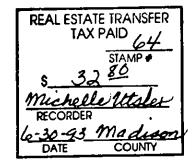
COMPUTER V
RECORCID V
COMPARED

Madison-



REC \$ 500 AUD \$ 500 FILED NO. 3364

BOOK 131 PAGE 700

93 JUN 30 PH 2: 20

MICHELLE UTSLER RECORDER MADISON COUNTY, 10WA

V 11177

WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

Dollar(s) and other valua	ofTWENTY-ONE_THOUSAND_AND_NO/100(\$21,000,00) le consideration,JOHN_J_PENICK_and_ROSE_MARY_PENICK, Husband_and_
do hereby Convey to	JOHN C. WILLIAMS and SANDRA A. WILLIAMS
as Joint Tenants with Ful	Rights of Survivorship, and not as Tenants in Common, the following described real estate

County, Iowa:

A parcel of land in the North Half (N) of the Northwest Fractional Quarter (NW Fr.) 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) of the Northwest Fractional Quarter (NW Fr.) 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.) 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 "alf (N) of the Northwest Fractional Quarter (NW Fr.) 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.

••	The second secon	
STATE OF IOWA ss:	Dated: Mary 28, 1993	
MADISON COUNTY,	0	
On this 28 day of Maya		
, 193 before me the undersigned, a Notary	John & Serich	
Public in and for said State, personally appeared	John J. Penick	(Grantor)
- John J. Penick and Rose Mary Penick		(Grantor)
	Loses navy Yourch	<u>, </u>
to me known to be the identical persons named in and who	Rose Mary Penick	(Grantor)
executed the foregoing instrument and acknowledged	\mathcal{O}	
that they executed the same as their voluntary act and	294 x 1/2	(Grantor)
deed.)	CALL STATE	\(\alpha\)
fame U. flen Sundy		
(This form of colors which we have a few days and the second of the seco	3 8 4	(Grantor)
(This form of acknowledgment for individual grantor(s) only) My Commission May 18, 1993	4 5 5	
my comment may 10,1115		
⁴ The lowa State Bar Association This Printing June, 1930		ARRANTY DEED