

DEED RECORD 131

REAL ESTATE TRANSFER  
TAX PAID 16  
STAMP #  
\$ 99 20  
Michelle Utsler  
RECORDER  
7-16-93 Madison  
DATE COUNTY

COMPUTER ☒  
RECORDED ☒  
COMPARED ☒

FILED NO. 141  
BOOK 131 PAGE 728  
93 JUL 16 PM 2:02

REC \$ 16 00  
AUD \$ 5 00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED - JOINT TENANCY**

For the consideration of Sixty-Two Thousand Five Hundred ---- (\$62,500.00)  
Dollar(s) and other valuable consideration,  
RHONDA RICHARDS, single

do hereby Convey to  
CHARLES R. CLEMENTS and TRACY L. CLEMENTS

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

A tract of land in the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter ( $\frac{1}{4}$ ) Corner of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 00°00'00" 345.00 feet along the East line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-five (25), thence North 89°17'12" West 442.00 feet, thence North 00°00'00" 345.00 feet to the North line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence along said North line, South 89°17'12" East 442.00 feet to the Point of Beginning, said tract of land contains 3.500 acres including 0.335 acres of County Road Right of Way.

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

Dated: July 12, 1993

MADISON COUNTY, ss:

On this 15 day of July,  
199 3, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Rhonda Richards

Rhonda Richards  
Rhonda Richards (Grantor)

(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.

(Grantor)

Steven P. Wexs

Notary Public

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



(Grantor)