

REAL ESTATE TRANSFER TAX PAID <u>18</u>	
STAMP #	
<u>\$ 78.40</u>	
<u>Michelle Utsler</u>	
RECORDER	
<u>3-5-93</u>	<u>Madison</u>
DATE	COUNTY

FILED NO. 2214

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REC \$ 5.00
AUD \$ 5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Forty-nine Thousand Three Hundred and no/100- - - (\$49,300.00)
Dollar(s) and other valuable consideration, Kenlynn D. Breakenridge, formerly Kenlynn D. Sawyers,
and Randall L. Breakenridge, wife and husband,

do hereby Convey to Jimmy L. Akers and Kimberly S. Akers

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 commencing 598.3 feet East of the Southwest corner of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East on the South line of said 5-acre tract 70 feet to the Southeast corner thereof, thence North 0° 14' West, along the East line thereof 150 feet, thence West 70.5 feet, thence South, 0° 27' East 150 feet to the point of beginning.

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: March 5, 1993

On this 5 day of March, 1993, before me the undersigned, a Notary Public in and for said State, personally appeared Kenlynn D. Breakenridge and Randall L. Breakenridge

Kenlynn D. Breakenridge
Kenlynn D. Breakenridge (Grantor)

Randall L. Breakenridge
Randall L. Breakenridge (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.

G. Stephen Walters Notary Public

(Grantor)

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