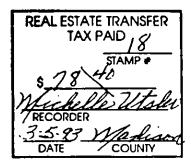
THE IOWA STATE BAR ASSOCIATION Official Form No. 103

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HICHELLE UTSLER RECORDER MADISON COUNTY. 10WA



## **WARRANTY DEED — JOINT TENANCY**

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of <u>Forty-nine Thousand Three Hundred and no/100- - - (\$49,300.00)</u>

Dollar(s) and other valuable consideration, <u>Kenlynn D. Breakenridge</u>, <u>formerly Kenlynn D. Sawyers</u>, 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, lowa:

A tract of land commencing 598.3 feet East of the Southwest corner of the South Half (\(\frac{1}{2}\)) of the Southwest Quarter (\(\frac{1}{2}\)) of the Northeast Quarter (\(\frac{1}{2}\)) of the Northeast Quarter (\(\frac{1}{2}\)) 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	Dated: <u>March 5, 1993</u>
MADISON COUNTY,	
On this _5 day ofMarch, 19_93, before me the undersigned, a Notary Public in and for said State, personally appeared Kent with DVAB reaken ridge and Randall I breaken ridge and Randall I to me know to be identical persons named in and who excepted the foregoing instrument and acknowledged	Kenlynh D. Breakenridge (Grantor)  Randall L. Breakenridge (Grantor)
the they executed the same as their voluntary act and deed	(Grantor)
G Stepplen Walters Notary Public (Tris form of acknowledgment for individual grantor(s) only)	(Grantor)