

REC \$ 5.00
AUD \$ 10.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER TAX PAID	
STAMP # <u>11</u>	
\$ <u>10.00</u>	<u>[Signature]</u>
RECORDER	<u>[Signature]</u>
DATE <u>4-12-93</u>	COUNTY <u>Madison</u>

FILED NO. 2533
BOOK 131 PAGE 374
SS APR 12 AM 11:59
RICHARD W. HEDDEN
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Forty Four Thousand Three Hundred Twenty Five (\$44,325.00) Dollar(s) and other valuable consideration, Elsie B. Sawyers, single,

do hereby Convey to Margaret A. Mallgren and J. David Mallgren, wife and husband,

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

The East Fractional One-half of the Northeast Quarter (E Fr. 1/2 NE 1/4) of Section 5 and the North 42.41 Acres of the West Fractional One-half of the Northwest Quarter (W Fr. 1/2 NW 1/4) of Section 4 and a Tract Containing One-half Acre More or Less in the Northwest Corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 4, being all that part of said Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) lying North and West of the Public Highway traversing said 40 Acre Tract as located and existing on March 18, 1913, all in Township 75 North of Range 29 West of the 5th P.M., Madison County, Iowa.

EXCEPT,

Commencing as a point of reference at the N 1/4 Corner of Sec. 4-75-29, Madison County, Iowa, thence W. 1824.7 feet along the N. line of the NW 1/4 of said Sec. 4 to the point of beginning (this is an assumed bearing for purposes of this description only) thence continuing W. 404.0 feet along said N. line of the NW 1/4 of Sec. 4 to a point, thence S. 2°05'E. 480.3 feet to a point, thence E. 250.0 feet to a point, thence N. 0°40'E. 216.0 feet to a point, thence N. 26°55'E. 296.0 feet to the point of beginning, and subject to easements of record, and containing 3.28 acres more or less.

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 COUNTY, Madison
On this 10 day of March, 1993, before me the undersigned, a Notary Public in and for said State, personally appeared Elsie B. Sawyers, single,

Dated: March 10, 1993

[Signature]
Elsie B. Sawyers (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.

[Signature]
Notary Public

(Grantor)
(Grantor)
(Grantor)

(This form may be used for acknowledgment of a deed for individual or joint tenants, and for said state

