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FILED NO. 1600

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93 DEC 21 AM 10:29

REC \$ 5.00 AUD \$ 5.00 R.M.F. \$ 1.00

MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of ---Thirty-nine Thousand Dollar(s) and other valuable consideration, ESTHER L. CONKLIN, a single person,

do hereby Convey to JOSEPH M. LAIR and CANDACE R. LAIR, husband and wife,

the following described real estate in Madison County, Iowa:

Commencing at the Southwest Corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 29, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, and being the point of beginning; thence North 84°53' East 485.00 feet along the South line of said NE 1/4 NW 1/4, thence North 00°00' 450.90 feet, thence South 84°53' West 485.00 feet, thence South 00°00' 450.90 feet along the West line of said NE 1/4 NW 1/4 to the point of beginning. Said parcel contains 5.00 acres including 0.77 acres of County road right-of-way.

This deed is given in fulfillment of a real estate contract by and between the grantor and grantees recorded on June 29, 1979, in Book 109, Page 131, in the Office of the Recorder of Madison County, Iowa.

Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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 OREGON, Dated: December, 1993

On this 6th day of December, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Esther L. Conklin (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)

Notary Public BONNIE GAJMET, NOTARY PUBLIC, OREGON, COMMISSION NO. 026090, MY COMMISSION EXPIRES JULY 20, 1997

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