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94 FEB - 1 AM 11: 57

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE AND NO/100 (\$1.00) -----
Dollar(s) and other valuable consideration,
BEVERLY A. WILLIAMS and FRANCIS G. WILLIAMS, husband and wife

do hereby Convey to
LINDA HOWELL and GARY A. HOWELL, husband and wife

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

Commencing at a point on the North line of the Northwest Fractional Quarter of the Northeast Quarter of Section One in Township Seventy-five North, Range Twenty-eight West of the 5th P.M., 17.64 rods West of the Northeast corner thereof, running thence West 3 rods, thence South 16 1/2 rods, thence East 3 rods, thence North 16 1/2 rods to the place of beginning, excepting therefrom a strip 33 feet in width off the North side thereof for a public road; and otherwise known and designated as Lot Four of the Subdivision of said Northwest Fractional Quarter of the Northeast Quarter of said section, township and range.

Deed is exempt see 428A(2)(11).

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: 1-31-94

MADISON COUNTY, ss:

On this 27th day of January, 199 4, before me, the undersigned, a Notary Public in and for said State, personally appeared BEVERLY A. WILLIAMS and FRANCIS G. WILLIAMS

Beverly A. Williams
BEVERLY A. WILLIAMS (Grantor)

Francis G. Williams
FRANCIS G. WILLIAMS (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)

(Grantor)

[Signature]
Notary Public
(This form of acknowledgment for individual grantor(s) only)