

FILED NO. 487

BOOK 131 PAGE 798

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPALED

REC \$ 6.00  
AUD \$ 14.00

# WARRANTY DEED

For the consideration of One (1) Dollar and other valuable consideration, Maurice D. Mitchell, Sr. and Phyllis F. Mitchell, his wife, do hereby convey to Maurice D. Mitchell and Phyllis F. Mitchell, husband and wife, as tenants in common with no rights of survivorship and not as joint tenants, the following described real estate in Madison County, Iowa:

East 1/2 of the Southwest 1/4 of Section 21 and the West 1/2 of the Northwest 1/4 of Section 28, all in Township 76 North, Range 28, West of the 5th P.M., Madison County, Iowa.

Recorder: No consideration; no transfer tax required.  
Subject to mortgage lien.

Grantors does 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.

Signed this 5th day of August, 1993.

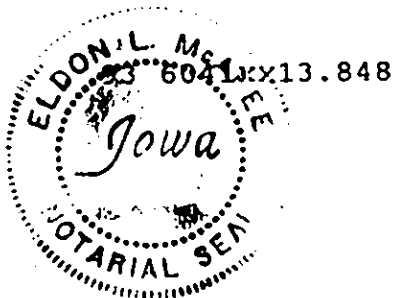
Phyllis F. Mitchell  
Phyllis F. Mitchell (Grantor)

Maurice D. Mitchell Sr.  
Maurice D. Mitchell, Sr. (Grantor)

STATE OF IOWA,  
SS:  
MADISON COUNTY,

On this 5th day of August, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice D. Mitchell, Sr. and Phyllis F. Mitchell, husband and wife 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.

Eldon J. McAfee  
Notary Public



Return to: **BEVING, SWANSON & FORREST, P.C.**  
Suite 200, Northwestern Building  
321 East Walnut Street  
DES MOINES, IOWA 50309