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FILED NO: 490

BOOK 131 PAGE 801

93 AUG 28 AM 10:55

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 10.00
AUD \$ 10.00

WARRANTY DEED

For the consideration of One (1) Dollar and other valuable consideration, Maurice D. Mitchell, Sr. and Phyllis F. Mitchell, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby convey to Maurice D. Mitchell, Sr. 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:

The East One-half (1/2) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

and

Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-eight (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.

Maurice D. Mitchell Sr.

Maurice D. Mitchell, Sr. (Grantor)

Phyllis F. Mitchell

Phyllis F. Mitchell (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 L. McAfee

Notary Public



Return to:

BEVING, SWANSON & FOREST, P.C.

State of Iowa
321 E. 1st Street
Des Moines, Iowa 50319

Not Corrected deed
See Deed Record 132-96
9-27-93