

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 05057

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REC \$ 6.00
AUD \$ 5.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 9
STAMP #
\$ 187.00
[Signature]
RECORDER
9-8-93 [Signature]
DATE COUNTY

FILED NO. 609
BOOK 132 PAGE 32

1993 SEP - 8 PM 2:09

DOMINIC E. WALKER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One and no/100-----
Dollar(s) and other valuable consideration,
James L. Jackson and Charlotte Jackson, husband and wife

do hereby Convey to
Charles V. Perry and Ann Marie Perry, husband and wife

the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Ten (10) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), which is also the point of beginning; thence N. 89°04' E. 660.00 feet; thence S. 00°00' 297.05 feet; thence S. 89°04' W. 660.00 feet; thence N. 00°00' 297.05 feet to the point of beginning, containing 4.5001 acres including 0.7375 acres of county road right-of-way.
NOTE: The West line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M. is assumed to bear due North and South,

This deed is given in satisfaction of a real estate contract, dated February 3, 1979, and filed for record on March 1, 1979 in Record Book 108, page 619.

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, ss:
Scott COUNTY,
On this 2 day of August,
199 3, before me, the undersigned, a Notary
Public in and for said State, personally appeared

Dated: August 2, 1993

James L. Jackson and Charlotte Jackson

[Signature]
James L. Jackson (Grantor)

[Signature]
Charlotte Jackson (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)

[Signature]
Notary Public

(Grantor)

(This form of acknowledgment is valid for () only)

See Also 132-33