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BOOK 132 PAGE 35

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REC \$6.00
AUD \$5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One (1) Dollar(s) and other valuable consideration,
Norma J. Vanderpool, an unremarried widow,
Steven Joe Vanderpool and Carolyn Vanderpool,
husband and wife,

do hereby Convey to
Timothy Beeler and Marcia Beeler, husband and wife,

the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southeast Quarter (1/4), except the North 12 acres thereof, and the North Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4), except beginning at a point 84.4 feet East and 44.3 feet South of the Northwest corner thereof, thence South 39 02' West, 47.63 feet, thence South 378 feet, thence East 183 feet, thence North 124 feet, thence East 144 feet, thence North 267 feet, thence West to the point of beginning, containing 2 1/2 acres more or less, and also except 1.8 acres public highway, all in Section Twelve (12) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

This Deed is given in fulfillment of contract recorded in Book 114, Page 299, Office of the Recorder of Madison County, Iowa, and warranties herein extend to date of said contract only.

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: June 9, 1993

WARREN COUNTY, SS:

On this 9 day of June, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared
Norma J. Vanderpool
Steven Joe Vanderpool and
Carolyn Vanderpool

Norma J. Vanderpool
Norma J. Vanderpool (Grantor)

Steven Joe Vanderpool
Steven Joe Vanderpool (Grantor)

Carolyn Vanderpool
Carolyn Vanderpool (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.

Karen E. Corning
Notary Public

(Grantor)

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

DEED RECORD 132

35



Not Connections Deed
See Dec. & Record 132-142
10-11-93