

57,000.00

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\$ 90.40
M. Utzler
RECORDER
2-22-93 DATE
Madison COUNTY

FILED NO. 765
BOOK 132 PAGE 81
93 SEP 22 PM 2:02
MICHELLE UTSLER
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, Peter Beni and Betty L. Beni, husband and wife

do hereby Convey to Mark W. Jones

the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except 1 acre in a square form in the Northeast corner and a right-of-way 20 feet in width along the East side of said real estate

Subject to covenants, easements and restrictions of record, if any.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa
Madison COUNTY, ss:
On this 17th day of AUGUST,
19 93, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Peter Beni

Betty L. Beni

DATED: 8-17-93
Peter Beni

(Grantor)

Betty L. Beni

(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.

Gene C. Salvage

Notary Public

(Grantor)

(Grantor)

(This certificate is not valid unless signed by the individual grantor(s) only)
MY COMMISSION EXPIRES
May 11, 1996

DEED RECORD 132