

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID 24
STAMP
\$ 18 40
Michelle Utsler
RECORDER
9-17-93 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED
REC \$ 6.00
AUD \$ 5.00

FILED NO. 716
BOOK 132 PAGE 78
93 SEP 17 AM 10:47
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of TWELVE THOUSAND AND NO/100----- (\$12,000.00)
Dollar(s) and other valuable consideration,
NELLIE H. HERZOG, Single,

do hereby Convey to
DUANE R. LEFORD and DIANA M. LEFORD,

the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of
the Southeast Quarter (SE 1/4) of Section Thirteen (13), Township
Seventy-five (75) North, Range Twenty-eight (28) West of the 5th
P.M., Madison County, Iowa.

This deed is given in fulfillment of a Real Estate Contract
recorded in Book 129, Page 685 of the Madison County Recorder's
Office.

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: 9-16-93

ss:
MADISON COUNTY,
On this 16 day of September,
199 3, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Nellie H. Herzog

Nellie H. Herzog
Nellie H. Herzog (Grantor)

(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)

Steven P. Weeks

Notary Public

(Grantor)

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

