



FILED NO. 974

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

REC \$ 1.60  
AUD \$ 5.00

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ONE THOUSAND FIVE HUNDRED AND NO/100-(\$1,500.00)  
Dollar(s) and other valuable consideration,  
CLARA M. ADEY, as Trustee of the CLARA M. ADEY TRUST created under  
Agreement dated June 15, 1993,

do hereby Convey to  
LARRY L. ADAIR and JANET L. ADAIR

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

A tract of land commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence North 392 feet, thence West 60 feet to the middle of the public highway, thence Southwesterly along the middle of said highway to a point on the South line of said Section 422 feet West to the point of beginning, thence East along said South line to the point of beginning, containing 2 1/6 acres, more or less.

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:

Dated: Sept 29, 1993

MADISON Polk COUNTY,  
On this 29<sup>th</sup> day of September,  
199 3, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Clara M. Adey

Clara M. Adey  
Clara M. Adey (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(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 the  
voluntary act and deed of such person and of such  
fiduciary

[Signature]  
BONNIE HUTTON  
MY COMMISSION EXPIRES  
2-14-94 Notary Public

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