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FILED NO. 1420
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93 DEC -2 PM 2: 18

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration, EDNA F. CRESWELL, a single person,

do hereby Convey to KENNETH FAY CRESWELL and K. JAMES CRESWELL

the following described real estate in Madison County, Iowa:

All of my right, title and interest in and to the following described real estate:

The Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township Seventy-seven (77) North of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value filing requirements. This transfer is between parent and children and is exempt from groundwater hazard statement filing requirements.

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

DATED: January 18th, 1991

MADISON COUNTY, ss:

On this 18th day of January, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared Edna F. Creswell

Edna F. Creswell
(Edna F. Creswell) (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)

Dean R. Nelson
(Dean R. Nelson) Notary Public

(Grantor)

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

(Grantor)