

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

FILED NO. 3439

BOOK 59 PAGE 356

94 JUN -9 PM 4:13

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---One
Dollar(s) and other valuable consideration,
RODNEY M. RAMSEY and CONNIE J. RAMSEY, husband and wife,

do hereby Convey to
MURRAY S. RAMSEY and SUSAN D. RAMSEY, husband and wife,

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

The West 80 feet of the following described real estate, to-wit:

Commencing 54 rods and 2 feet West of the Southeast corner of the Southeast Quarter
($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Six (6), in Township Seventy-
seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County,
Iowa, and running thence North 28 rods, thence West 19 rods and 5 inches, thence
South 28 rods, thence East to the place of beginning, except the following
described real estate in Madison County, Iowa, to-wit: Commencing 1046 feet West
of the Southeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Fractional
Quarter ($\frac{1}{4}$) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-
eight (28), thence North 303 feet, thence East 153 feet, thence North 126 feet,
thence West 313.91 feet to a Railroad iron, marking the right of way line of
Highway #232, thence South on said right of way line 429 feet to a Railroad iron,
marking the right of way of Highway #232 and County Road thence East to point of
beginning, all in aforesaid Section Six (6).

This is a transfer between parent and child with monetary consideration of less
than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer
tax and declaration of value and 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 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: May 13, 1994

ss:

MADISON COUNTY,

On this 13th day of May
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Rodney M. Ramsey and Connie J. Ramsey

Rodney M. Ramsey
(Rodney M. Ramsey) (Grantor)

Connie J. Ramsey
(Connie J. Ramsey) (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.

Samuel H. Braford
Notary Public

(Grantor)

(Grantor)

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

*For Deed to Collect Legal
see Deed Rec 59-394
7-8-94*