

REAL ESTATE TRANSFER TAX PAID
24 STAMP
\$140 ⁰⁰
Michelle Utsler RECORDER
3-16-94 Madison DATE COUNTY

COMPUTER
 RECORDED
 COMPARED

FILED NO. 2427

BOOK 132 PAGE 589

94 MAR 16 PM 2:46

REC \$10⁰⁰
 AUD \$5⁰⁰
 R.M.F. \$1⁰⁰

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED (Several Grantors)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---Eighty-eight Thousand
Dollar(s) and other valuable consideration, GRACE M. GONSETH, a single person; MARY LOUISE FREY
and HAROLD A. FREY, wife and husband; FREDA M. BRITTAIN and RONALD B. BRITTAIN, wife
and husband; and MARGARET E. HENKLE and WILBUR J. HENKLE, wife and husband,

do hereby Convey to JERRY L. CARTER

the following described real estate in Madison County, Iowa:

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-seven (27) in Township Seventy-six
(76) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa.

That where the names Ronald B. Brittain and Ronald N. Brittain appear, they refer
to one and the identical person, namely, Ronald N. Brittain.

This deed is given in fulfillment of a real estate contract dated April 6, 1987,
and filed of record April 20, 1987, in the Office of the Madison County Recorder
in Book 123, Page 107. Inasmuch as this deed is given in fulfillment of a recorded
real estate contract, it is exempt from 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.

Dated: February 21, 1994

Grace M. Gonseth (Grantor)
Mary Louise Frey (Grantor)
Harold A. Frey (Grantor)
Freda M. Brittain (Grantor)

Margaret E. Henkle (Grantor)
Wilbur J. Henkle (Grantor)
Ronald N. Brittain (Grantor)

STATE OF IOWA MADISON COUNTY, ss:

On this 21st day of February, 19 94 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Margaret E. Henkle and Wilbur J. Henkle

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.

(Signature) (Dean R. Nelson) Notary Public

STATE OF IOWA MADISON COUNTY, ss:

On this 23rd day of February, 19 94 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Freda M. Brittain and Ronald N. Brittain

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.

(Signature) (Dean R. Nelson) Notary Public

STATE OF IOWA MADISON COUNTY, ss:

On this 22nd day of February, 19 94 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Grace M. Gonseth, Mary Louise Frey and Harold A. Frey

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.

(Signature) (Dean R. Nelson) Notary Public

