

REAL ESTATE TRANSFER
TAX PAID 27
STAMP #
\$ 95.00
Michelle Utsler
RECORDER
3-18-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 2450
BOOK 132 PAGE 593

94 MAR 18 AM 10: 25

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SIXTY THOUSAND AND NO/100----- (\$60,000.00)
Dollar(s) and other valuable consideration, _____

A. JOHN MARTIN and BECKY L. MARTIN, Husband and Wife,
do hereby Convey to RANDAL WILDIN and ANITA J. WILDIN

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

All that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eleven (11) lying North and West of the right of way of the Chicago Great Western Railroad Company, and the East 14 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Ten (10), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; and the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$), except Railroad Right-of-Way, of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is given in satisfaction of a Real Estate Contract recorded in Deed Record 131, Page 170 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 VIRGINIA ss:
Alexandria COUNTY, City

Dated: 3-12-94

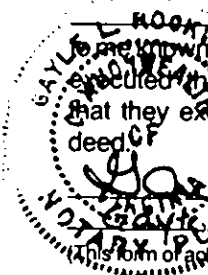
On this 12th day of March
1994, before me the undersigned, a Notary Public in and for said State, personally appeared
A. John Martin and Becky L. Martin

A. John Martin
A. John Martin (Grantor)

Becky L. Martin
Becky L. Martin (Grantor)

I, the undersigned, do hereby certify that I am a Notary Public in and for the State of Virginia, and that I am duly qualified to perform the duties of my office. I am not aware of any legal disability or incapacity of the grantors named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)



Gary S. Rockwell
Notary Public

This form of acknowledgment for individual grantor(s) only
My commission Expires 11/30/97