

REAL ESTATE TRANSFER
TAX PAID <u>31</u>
STAMP #
\$ <u>16320</u>
<i>Michelle Utsler</i>
RECORDER
<u>4-19-94</u> <u>Madison</u>
DATE COUNTY

COMPUTER
 RECORDED
 COMPARED
 REC \$ 10.00
 AUD \$ 5.00
 R.M.F. \$ 1.00

FILED NO. 2857
 BOOK 132 PAGE 709
 94 APR 19 PM 4: 15
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of FORTY THOUSAND AND NO/100----- (\$40,000.00)
 Dollar(s) and other valuable consideration,
C. E. GARMON, Single; DORIS E. SEE and CLARENCE SEE, Wife and
Husband; and BETTY L. ANDERSON, Single

do hereby Convey to
JOHN E. GARMON

the following described real estate in Madison County, Iowa:

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except beginning at a point in the Center Line of a gravel road 2989 feet South of the Northwest corner of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West, thence East 75 feet; thence South 75 feet; thence West 75 feet; thence North 75 feet to the point of beginning, subject to existing Highway; and except beginning at the Southwest corner of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., and running thence North 200 feet; thence East 200 feet; thence South to the South line of said North Half (N 1/2) of the Southwest Corner; thence West 200 feet on said South line to the point of beginning.

This deed is given in fulfillment of a Real Estate Contract recorded in Book 109, Page 601 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 IOWA

Dated: Feb 18, 1994

SS:
MADISON COUNTY,
 On this 18th day of February,
 199 4, before me, the undersigned, a Notary
 Public in and for said State, personally appeared
C. E. Garmon

C. E. Garmon
 C. E. Garmon (Grantor)

Doris E. See
 Doris E. See (Grantor)

Clarence M. See
 Clarence See (Grantor)

Betty L. Anderson
 Betty L. Anderson (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.

John E. Garmon
 Notary Public

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

SERIAL 5

DEED RECORD 132

709

STATE OF IOWA , Polk COUNTY, ss:
 On this 1 day of March , 19994 before me, the undersigned, a
 Notary Public in and for said State, personally appeared
 Doris E. See and Clarence See

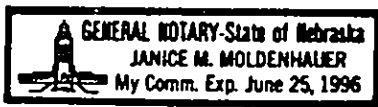
to me known to be the identical persons named in and who executed the foregoing instrument, and
 acknowledged that they executed the same as their voluntary act and deed.



Michelle A. Burrows
 Notary Public

STATE OF Nebraska , Douglas COUNTY, ss:
 On this 7th day of March , 199 4 before me, the undersigned, a
 Notary Public in and for said State, personally appeared
 Betty L. Anderson

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.



Janice M. Moldenhauer
 Notary Public