

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
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REAL ESTATE TRANSFER
TAX PAID 32
STAMP #
\$ 68.00
Michelle Utzler
RECORDER
4-20-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

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

FILED NO. 2862
BOOK 132 PAGE 714
94 APR 20 PM 2:36
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of FORTY-THREE THOUSAND DOLLARS (\$43,000)
Dollar(s) and other valuable consideration,
LOWELL M. SPENCE and HILDRED M. SPENCE, Husband and Wife,

do hereby Convey to ELWOOD J. PALMER and ELIZABETH A. PALMER, Husband and Wife,

the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except a tract of land in the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 14 described as follows: Beginning at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 14; thence on an assumed bearing of North 00°00'00" East along the west line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) 243.35 feet; thence North 88°38'10" East 589.08 feet; thence South 00°00'00" East 223.36 feet to the south line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence South 86°41'40" West along said south line 589.89 feet to the southwest corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the point of beginning. Said excepted tract contains 3.15 acres.

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,
ss:
Iowa MADISON COUNTY,
On this 20 day of April,
1994, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Lowell M. Spence and Hildred M. Spence

DATED: 4-20-94

Lowell M. Spence
Lowell M. Spence (Grantor)

Hildred M. Spence
Hildred M. Spence (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.

Patrick F. Cook
Patrick F. Cook Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)