

20,075.00

IOWA STATE BAR ASSOCIATION
Official Form No. 104

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

COMPUTER ☒
RECORDED ☒
COMPARED ☒

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

REAL ESTATE TRANSFER	
TAX PAID <u>12</u>	
STAMP #	
\$ <u>32.00</u>	
<u>Michelle Utzler</u>	
RECORDER	
<u>5-5-94</u>	<u>Madison</u>
DATE	COUNTY

FILED NO. 3082

BOOK 132 PAGE 767

94 MAY -5 PM 3:57

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration, Chrysler First Industrial Bank KNA NationsCredit Financial
a corporation organized and existing under the laws of Colorado Services Corporation
does hereby Convey to Betty J. Mingles and William H. Mingles, Jr. as joint tenants
and not as tenants in common

the following described real estate in Madison County, Iowa:

Commencing at the West Quarter (1/4) corner of Section Twenty-four (24), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and running thence North 82°03' East 345.31 feet to the point of beginning, thence North 82°03' East 950.36 feet along the Quarter (1/4) section line, thence North 00°17' West 723.64 feet, thence North 81°15' West 200.00 feet, thence North 77°44' West 176 feet, thence North 84°40' West 400.00 feet, thence North 85°48' West 513.10 feet, thence South 186 feet thence South 81°25' East 527.80 feet, thence South 26°01' East 119.40 feet, thence South 35°12' West 278.50 feet, thence South 10°13' West 404.41 feet to the point of beginning.

This deed in fulfillment of the contract recorded at Book 122, Page 379, the vendee on said contract, William H. Mingles, Sr., being deceased July 9, 1992 as shown at the Report of Change of Title recorded at Book 130, Page 96.

Warranties extend only to the date of making of said contract.

Subject to easements of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

Dated: 4/15/94

Chrysler First Industrial Bank KNA NationsCredit
Financial Services Co

By Tim Brown, Branch Manager Title

By _____ Title

STATE OF Colorado, Jefferson COUNTY, ss:

On this 15 day of April, 1994 before me, the undersigned, a Notary Public in and for said State, personally appeared Tim Brown, Branch Manager and _____ to me personally known, who being by me duly sworn, did say that they are the Branch Manager and _____

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed _____ (the seal affixed thereto is the seal of said)

and sealed on behalf of said corporation, by authority of its Board of Directors; and that the said _____ and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

CINDY R. ROBERTS
Notary Public, State of Colorado
My Commission Expires 12-31-1995, Notary Public