

REAL ESTATE TRANSFER TAX PAID
STAMP # <u>2</u>
\$ <u>23.70</u>
<i>Michelle Utzler</i> RECORDER
<u>5-4-94</u> <u>Madison</u> DATE COUNTY

COMPUTER   
 RECORDED   
 COMPARED

FILED NO. 3047  
 BOOK 59 PAGE 227  
 94 MAY -4 AM 9:32  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

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



SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of Fifteen Thousand and no/100 (\$15,000.00) - - - - -  
 Dollar(s) and other valuable consideration, William E. Young and Dione R. Young,  
husband and wife,

do hereby Convey to Dennis Morgan

the following described real estate in Madison County, Iowa:

Commencing at the Northwest Corner of the NE. 1/4 of the NE. 1/4 of Section 23, T75N, R26W of the 5th P.M., City of St. Charles, Madison County, Iowa; thence, along the North line of said NE. 1/4 of the NE. 1/4, North 84°59'40" East 197.80 feet to the Point of Beginning; thence, continuing along said North line, North 84°59'40" East 107.41 feet to the West line of Cherry Street extended; thence, along said West line, South 00°00'00" 244.00 feet; thence South 90°00'00" West 107.00 feet; thence North 00°00'00" 234.63 feet to the Point of beginning.

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 DATED: May 4, 1994

SS: MADISON COUNTY,

On this 4th day of May, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared William E. Young and Dione R. Young

*William E. Young*  
 William E. Young (Grantor)

*Dione R. Young*  
 Dione R. Young (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.

*Michelle Utzler*  
 Michelle Utzler, Notary Public  
 (This form of acknowledgement for individual grantor(s) only)

\_\_\_\_\_  
 (Grantor)  
 \_\_\_\_\_  
 (Grantor)