

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

COMPUTER ☒
RECORDED ☒
COMPARED ☒

REAL ESTATE TRANSFER TAX PAID	
STAMP # <u>18</u>	
\$ <u>124.00</u>	
RECORDER	<u>[Signature]</u>
DATE	<u>11-8-94</u>
COUNTY	<u>Madison</u>

FILED NO. 1294
BOOK 133 PAGE 569
94 NOV -8 PM 12:36
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

77.902⁻

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One dollar (\$1.00) and other valuable consideration,
Galyn W. Bedwell and Diana J. Bedwell, husband and wife,
do hereby Convey to Clair L. Thompson and Theola M. Thompson, husband and wife, as
joint tenants with right of survivorship
the following described real estate in Madison County, Iowa:

The W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 13, Township 74 North, Range 26 West of the
5th P.M., and the E $\frac{1}{2}$ SE $\frac{1}{4}$ and the South 5 acres of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of
Section 14, Township 74 North, Range 26 West of the 5th P.M., all
in Madison County, Iowa.

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
COUNTY OF Warren ss:

On this 8 day of November
19 94, before me, the undersigned, a Notary Public in and for said
State, personally appeared Galyn W. Bedwell and
Diana J. Bedwell, husband and wife,
to me known to be the identical person(s) named in and who executed
the foregoing instrument, and acknowledged that they executed the same
as their voluntary act and deed.

Dated: Nov. 8, 1994

[Signature]
Galyn W. Bedwell (Grantor)

[Signature]
Diana J. Bedwell (Grantor)

(Grantor)

(Grantor)

[Signature]

RICHARD K. UPDEGRAFF, Notary Public
Exp Oct 95

WHEN RECORDED, RETURN TO:
Richard K. Updegraff
BROWN, WINICK, GRAVES, BASKERVILLE
& SCHOENEBAUM, P.L.C.
Suite 1100, Two Ruan Center, 601 Locust St.
Des Moines, IA 50309-3765