

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 04132 Jordan, Oliver & Walters
Winterset, Iowa

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

REAL ESTATE TRANSFER
TAX PAID 30
STAMP # 30
\$ 23
Michelle Utzler
RECORDER
11-18-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 1381
BOOK 133 PAGE 596

94 NOV 18 PM 1:44

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

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of FIFTEEN THOUSAND AND NO/100-----(\$15,000.00)
Dollar(s) and other valuable consideration,
PAUL M. HAVICK and DIANE E. HAVICK, Husband and Wife,

do hereby Convey to
JOHN P. MILLER and BETTY MILLER

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

Parcel "C" located in the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 89°55'26" East 330.00 feet to the Northeast corner of Parcel "A" of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence South 00°07'41" West 660.00 feet to the Point of Beginning; thence South 00°07'41" West 644.68 feet to the South line of said South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence, along said South line, North 89°56'28" West 660.00 feet; thence North 00°07'41" East 643.12 feet to the Southwest corner of said Parcel "A"; thence North 89°55'26" East 660.00 feet to the Point of Beginning. Said Parcel "C" contains 9.756 acres, including 0.155 acres of county road right-of-way.

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: Nov 18, 1994

ss:
MADISON COUNTY,
On this 18th day of November,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Paul M. Havick and
Diane E. Havick

Paul M. Havick
Paul M. Havick (Grantor)

Diane E. Havick
Diane E. Havick (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.

(Grantor)

George J. Bown
Notary Public

(Grantor)

(This acknowledgment is valid only for the individual grantor(s) only)

