

REC \$ 500
AUD \$ 500
R.M.F. \$ 100

FILED NO. 1401

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COMPUTER
RECORDED
COMPARED

MICHELLE UTSLIN
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One -----
Dollar(s) and other valuable consideration,
Audra W. Rice and Maizie L. Rice, husband and wife,

do hereby Convey to
Audra W. Rice and Maizie L. Rice, husband and wife, as tenants in
common,

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to: The Fractional Northwest
Quarter (FrNW $\frac{1}{4}$) and the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$)
of Section Seven (7), Township Seventy-five (75) North, Range
Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except
that part thereof heretofore conveyed for highway purposes.

Consideration is less than \$500.00; no transfer stamps are
required.

No Declaration of Value or Groundwater Hazard Statement is required
as this deed is between husband and wife without actual
consideration.

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: November 17, 1994

ADAIR COUNTY, ss:
On this 17th day of November,
19 94, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Audra W. Rice and Maizie L.
Rice, husband and wife,

Audra W. Rice
Audra W. Rice (Grantor)

Maizie L. Rice
Maizie L. Rice (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.

[Signature]



Notary Public (Grantor)

(This form of acknowledgment for individual grantor(s) only)

DEED RECORD 133

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