

COMPUTER   
RECORDED   
COMPARED

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

REAL ESTATE TRANSFER  
TAX PAID 30  
STAMP #  
\$ 133.50  
*Michelle Utsler*  
RECORDER  
12/22/94  
DATE COUNTY

FILED NO. 1648  
BOOK 133 PAGE 683  
94 DEC 22 AM 10:08  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ---Eighty-four Thousand  
Dollar(s) and other valuable consideration,  
VIRGINIA YOUNG, a single person,

do hereby Convey to  
DONNA R. BEELER

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Ten (10), and the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15), all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of a real estate contract filed for record in the Office of the Recorder of Madison County, Iowa, on May 20, 1974, in Book 103, Page 754. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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: December 13, 1994

MADISON COUNTY, ss:  
On this 13 day of December,  
199 4, before me, the undersigned, a Notary Public in and for said State, personally appeared

Virginia Young (Grantor)

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

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

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

*Dean R. Nelson*  
(Dean R. Nelson)  
Notary Public

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