

FILED NO. 1699

BOOK 133 PAGE 703

94 DEC 30 AM 10:24

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

REC 500
AUD 500
R.M.F. 100

WARRANTY DEED

For the Consideration of one dollar and other valuable consideration in hand paid CARL M. DENNING and BETTY M. DENNING, husband and wife, do hereby convey unto CARL M. DENNING and BETTY M. DENNING, husband and wife as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa to-wit:

An undivided one half interest in and to the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M.

Grantors do Hereby Covenant with Grantees, and successors in interest, that Grantors holds 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.

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 constructed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Carl M. Denning Signed this 28th day of December, 1994.
Carl M. Denning

Betty M. Denning Signed this 28th day of December, 1994.
Betty M. Denning

State of Iowa, County of Guthrie, ss:

On this 28th day of December, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CARL M. DENNING and BETTY M. DENNING, husband and wife, 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.



William E. Bump
William E. Bump, Notary
Public and in for said County and State

THIS IS AN EXEMPT TRANSACTION BETWEEN HUSBAND AND WIFE