

60,000

COMPUTER RECORDED COMPARED

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

REAL ESTATE TRANSFER TAX PAID

STAMP # 11

\$ 95.20

RECORDER P. J. [Signature]

DATE COUNTY

FILED NO. 356

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94 AUG -3 AM 11:17

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, CECILIA GOSIESKI a/k/a CECELIA JOSIESKI, an unmarried widow, do(es) hereby Convey to Florence A. Colby the following described real estate in Madison County, Iowa:

An undivided 88.2 percent interest in the North 95 Acres of the Northeast Fractional Quarter (1/4) of Section Thirteen (13) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of a certain land contract between Cecilia Gosieski a/k/a Cecelia Josieski (an undivided 88.2%) and Guaranty Bank & Trust Company as Executor of the Maurice T. Breen Estate (an undivided 11.8% interest), as vendors, and Florence A. Colby, as vendee, dated July ____, 1991, and recorded for Madison County on August 6, 1991, in Deed Record Book 129, Page 104.

Grantor Hereby Covenants with Grantee and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except to any liens or encumbrances created or suffered to be created by the acts or defaults of the grantee. 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 Minnesota
Ramsey COUNTY, ss:

Dated: 7/21/94

On this 21st day of July, 1994, before me the undersigned, a Notary Public in and for said State, personally appeared Cecilia Gosieski a/k/a Cecelia Josieski to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Cecilia Gosieski
CECILIA GOSIESKI a/k/a CECELIA JOSIESKI

Julianne J. Brama
Notary Public

