

REAL ESTATE TRANSFER
TAX PAID 51
STAMP # 30
\$ 151
Michelle Utsler
RECORDER
8-30-94 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 621
BOOK 59 PAGE 552
94 AUG 30 PM 1:15
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---Ninety-five Thousand
Dollar(s) and other valuable consideration,
RENA BLANCHE WELCH, a single person,

do hereby Convey to
DORIS R. WILKIE

the following described real estate in Madison County, Iowa:

Commencing at a point 149 feet East and 25 feet South of the Northwest Corner of the South Half (S $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence East 99 feet, thence South 107 feet, thence West 99 feet, thence North 107 feet to the point of beginning.

This deed is given in fulfillment of a real estate contract dated February 26, 1994, and filed of record March 1, 1994, in the Office of the Madison County Recorder in Book 59, Page 114. 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: August 30, 1994

MADISON COUNTY, SS: Rena Blanche Welch
On this 30th day of August (Rena Blanche Welch) (Grantor)
199 4, before me, the undersigned, a Notary Public, and for said State, personally appeared

Rena Blanche Welch

(Grantor)

(Grantor)

(Grantor)

(Grantor)

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

Dean R. Nelson
Notary Public

