

# 98,000

### WARRANTY DEED

IOWA REALTY CO., INC.  
3501 Westown Parkway  
West Des Moines, Iowa 50266

Know All Men by These Presents: That Thomas E. Beightol and Janet E. Beightol, Husband and Wife

\_\_\_\_\_ in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here Convey unto Douglas J. Shivers and Lisa M. shivers, Husband and Wife

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, situated in Madison County, Iowa, to-wit:

COMPUTER   
RECORDED   
COMPARED

FILED NO. 850

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94 SEP 23 AM 11:04

A tract of land commencing 1,614.25 feet North of the center of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence East 171 feet, thence South 254.73 feet, thence West 171 feet, thence North 254.73 feet to the point of beginning, containing 1 acres more or less, and being a part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section.

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 15.00  
AUD \$ 15.00  
R.M.F. \$ 1.00

Subject to and together with any and all easements, covenants and restrictions of record.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises

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

Signed this 22 day of Sept, 19 94.

|                               |
|-------------------------------|
| REAL ESTATE TRANSFER TAX PAID |
| <u>28</u>                     |
| STAMP #                       |
| \$ <u>156.00</u>              |
| <u>M. Utsher</u>              |
| RECORDER                      |
| <u>23 24</u> <u>Madison</u>   |
| DATE COUNTY                   |

Thomas E. Beightol  
Thomas E. Beightol

Janet E. Beightol  
Janet E. Beightol

STATE OF IOWA,  
COUNTY OF Frank

On this 22 day of Sept, 19 94 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Thomas E. Beightol and Janet E. Beightol, Husband and Wife

DEBORAH L. ROLEX  
MY COMMISSION EXPIRES  
8-4-97

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.

Deborah L. Rolex  
Notary Public in and for said County.