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BOOK 133 PAGE 440

94 OCT -5 PM 3:06

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Thirty-five Thousand
Dollar(s) and other valuable consideration,
MARION D. PARKER and JEAN PARKER, husband and wife,

do hereby Convey to
LONNIE H. McNEW and PATRICIA D. McNEW, 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:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-seven (27), 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 of record July 19, 1993, in Book 131, Page 732, in the Office of the Recorder of Madison County, Iowa. 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,
ss:
MADISON COUNTY,

Dated: July 14th 1994

On this 14th day of July,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Marion D. Parker and Jean Parker

Marion D. Parker
(Marion D. Parker) (Grantor)

Jean Parker
(Jean Parker) (Grantor)

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

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

(Grantor)

(Grantor)

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