

REAL ESTATE TRANSFER TAX PAID <u>27</u> STAMP #
\$ <u>116.80</u>
<u>Michelle Utaler</u> RECORDER
<u>10-25-44</u> <u>Madison</u> DATE COUNTY

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

FILED NO. 1150

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94 OCT 25 PM 4: 15

COMPUTER 1  
RECORDED ✓  
COMPARED ✓

MICHELLE UTALER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of SEVENTY-THREE THOUSAND ONE HUNDRED TWENTY-FIVE & NO/100  
Dollar(s) and other valuable consideration,  
WILLARD C. FOX, JR., Single,

do hereby Convey to  
LETA M. HOLLINGSWORTH

the following described real estate in Madison County, Iowa:

The South Half (S½) of the Southeast Quarter (SE¼) of Section Twenty-seven (27), except a parcel described as follows, to-wit: Commencing at the Southwest corner of said Southeast Quarter (SE¼), thence East 1567.7 feet along the South line of said section, thence North 0°43' East 701.9 feet, thence West 410 feet, thence South 0°43' West 198.5 feet, thence West 1160.3 feet to a point on the West line of said Southeast Quarter (SE¼), thence South 0°25' West 503.4 feet along said West line to the point of beginning, said excepted parcel containing 20 acres including 1.188 acres of Road Right-of-way, and the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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,  
MADISON COUNTY, ss:

Dated: Oct 24, 1994

On this 24 day of October,  
199 4, before me, the undersigned, a Notary Public in and for said State, personally appeared Willard C. Fox, Jr.

Willard C. Fox, Jr.  
Willard C. Fox, Jr. (Grantor)

(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.

(Grantor)

Jerrold B. Oliver  
Jerrold B. Oliver  
Notary Public

(Grantor)

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



DEED RECORD 133

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