

REAL ESTATE TRANSFER  
TAX PAID 19  
STAMP #  
\$ 46.75  
Mary E. Welty  
RECORDER  
6-19-87 Madison  
DATE COUNTY

Collected

FILED NO. 2576  
BOOK 123 PAGE 287

1987 JUN 19 PM 12:09

IND   
REC   
PAGE

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$10.00  
Transfer \$5.00



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Forty Three Thousand and no/100 (\$43,000.00)  
Dollar(s) and other valuable consideration, \_\_\_\_\_  
Frances E. Stevens and Eldon Stevens wife and husband  
do hereby Convey to CHRISTOPHER A. FINNELL AND BEVERLY S. FINNELL 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:

A tract of land beginning at the Northeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M. Madison County, Iowa, thence South, 1 degree 53' West, 493.3 feet, thence South, 89 degrees 33' West, 1052 feet, thence South, 28' East, 168.2 feet, thence North, 82 degrees 27' West, 533.7 feet, thence North, 10 degrees 20' East, 608.45 feet, thence East 1485.7 feet to the point of beginning and containing 18.97 acres including the present established highway

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: JUNE 9, 1987

On this 9<sup>th</sup> day of JUNE, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

Frances E. Stevens  
Frances E. Stevens (Grantor)

Frances E. Stevens

Eldon Stevens  
Eldon Stevens (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.

120 South 8th Avenue (Grantor)  
Winterset, Iowa 50273 (Grantor)

Beth J. [Signature]  
Notary Public

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

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

STATE OF FLORIDA OKALOOSA COUNTY, ss:

On this 11th day of JUNE, A.D. 19 87, before me,

the undersigned, a Notary Public in and for the State of Florida, personally appeared Eldon Stevens, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that (he) ~~(she)~~ executed the same as (his) ~~(her)~~ voluntary act and deed.

[Signature]  
Notary Public



MY COMMISSION EXPIRES SEPT. 1, 1990



IOWA STATE BAR ASSOCIATION  
Official Form No. 173 (Trade-Mark Registered, State of Iowa, 1967)  
This Printing January, 1986

Acknowledgement: For use in case of natural persons acting in their own right

Notary Public

2576

WARRANTY DEED

TO

Entered upon transfer books and for taxation

this June day of June, 19 87

By [Signature] Auditor  
[Signature] Deputy

Filed for record, indexed and delivered to

County Auditor this 19 day

of June, 19 87

at 12:49 o'clock P. M., and recorded in

Deed Rec 123-287

of Madison County Records.

Recorder's fee \$ 10.00 PAID.

Auditor's fee \$ 5.00 PAID.

By Mary E. Welty Recorder

Deputy

WHEN RECORDED RETURN TO

[Signature]