



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE (\$1.00)  
Dollar(s) and other valuable consideration, PATRICIA E. KUHNS and DAVID W. KUHNS, wife and husband,

do hereby Convey to STEPHEN E. FROELICH and JUDY A. FROELICH, 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:

Commencing at a point 176 feet North of the Southwest Corner of the South Half (S1/2) of the North Half (N1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence East 255 feet, thence North 154 feet, thence West 255 feet, thence South to the place of beginning; subject to easement which grantors reserve for water pipeline along the South ten (10) feet of said tract and along the East ten (10) feet of the West 43 feet of said tract.

REAL ESTATE TRANSFER
TAX PAID <u>2</u>
STAMP #
\$ <u>59.95</u>
<i>Shirley H. Henry Day</i> RECORDER
<u>7-1-87</u> <u>Madison</u> DATE COUNTY

CONFIRMED

7  
FILED NO. \_\_\_\_\_  
BOOK 53 PAGE 617  
1987 JUL -1 PM 3:26  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$5.00

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 1, 1987

On this 1st day of July, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Patricia E. Kuhns and David W. Kuhns

*Patricia E. Kuhns*  
PATRICIA E. KUHNS (Grantor)

*David W. Kuhns*  
DAVID W. KUHNS (Grantor)

to be 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

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)

*A. ZANE*  
A. ZANE, Notary Public  
(This form of acknowledgment for individual grantor(s) only)