

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That Harold Dickinson and Gerraldine Dickinson, Husband and Wife

_____ in consideration of the sum of
EIGHT THOUSAND FIVE HUNDRED DOLLARS----- (\$8,500.00)

In hand paid do hereby Convey unto John K. O'Brien

Address of Grantees: POB 507, Evergreen, Colorado 80439

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:

All that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-one (31) lying North of the Public Highway as the same now proceeds through said 40-acre tract, and all that part of the North Half (N $\frac{1}{2}$) of the Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$) of Section Thirty-one (31) lying North of the public highway as the same now runs through said tract, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

This conveyance is in fulfillment of a Real Estate Contract dated October 28, 1971, between the Grantors and the Grantees and recorded at Deed Record 102, Page 93.

REAL ESTATE TRANSFER
TAX PAID 17
\$ 3.80 STAMP #
Mary E. Welty
RECORDER
7-21-87 Madison
DATE COUNTY

FILED NO. 119
BOOK 123 PAGE 415

1987 JUL 21 PM 1:43

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

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 above described premises.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 21st day of July, 1987.

STATE OF IOWA
COUNTY OF MADISON

Harold Dickinson
Harold Dickinson
Gerraldine Dickinson
Gerraldine Dickinson

On this 21 day of July, A. D. 1987, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Harold Dickinson and Gerraldine Dickinson

 GERALDINE M. LEE

Rural Route #1
St. Charles, IA 50240

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.

Gerraldine M. Lee
Gerraldine M. Lee Notary Public in and for said County and said State.

Address of Grantors

Place type or print names under signatures as per Sec. 336.2 Code of Iowa