

21.45



WARRANTY DEED

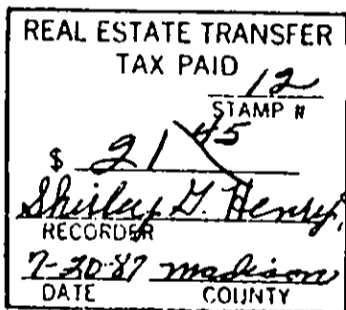
Know All Men by These Presents: That W. Wayne Sheriff and Isal Mae Sheriff, husband and wife,

in consideration of the sum of Twenty Thousand & No/100 Dollars (\$20,000.00) in hand paid do hereby Convey unto Arnold D. Sheriff & Melissa L. Sheriff, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common,

Grantees' Address: RR2, Orient, Iowa 50858
the following described real estate, situated in Adair County, Iowa, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the West Fractional Half (Wfr $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the West 4 rods and 4 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) All in Section Seven (7), Township Seventy-four (74) North, Range Twenty-nine (29), Madison County, Iowa, containing 122 acres, more or less.

This Deed is given in compliance with one certain contract dated March 1, 1972 and filed of record on February 13, 1973 and duly recorded in the Office of the Recorder of Madison County, Iowa in Book 102 Page 736.



Fee \$5.00
Transfer \$5.00

cc.
FILED NO. 115
BOOK 123 PAGE 413
1987 JUL 20 PM 2:54
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

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 described premises.

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.

Signed this 13th day of July, 1987.

STATE OF Iowa
Adair COUNTY, ss:

On this 20th day of July, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared W. Wayne Sheriff and Isal Mae Sheriff, husband and wife,

W. Wayne Sheriff
W. Wayne Sheriff

Isal Mae Sheriff
Isal Mae Sheriff

RR 2
Orient, Iowa 50858

(Grantor's address)

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.

Nancy Gross
NANCY GROSS, Notary Public in and for the State of Iowa

Print
Type
or
print
names
under
signa-
tures
as per
Sec.
338.3
Code of
Iowa