

Official Form 150, 1-1

If the consideration is \$1,000 or less, the following statement should appear on the face of the deed: This deed and transfer is exempt from transfer tax because the consideration is \$1,000 or less. (Code sections 420A.1 and 420A.2)

If the Grantor or grantee is a federal or state unit or agency thereof, read subparagraph 6 of Section 420A.3 Exceptions.



WARRANTY DEED

Know All Men by These Presents: That R.Lloyd McClurg and Ila M. McClurg
Husband & Wife,

_____ in consideration*
of the sum of One Dollar and other Valuable Considerations,
in hand paid do hereby Convey unto Neil Edwards a Single person.

Grantees' Address: RR#2, Earlham, Iowa 50072

the following described real estate, situated in Madison County, Iowa, to-wit:

The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Two (2), Township Seventy-seven (77) North of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except commencing twenty (20) feet West of the Southeast corner of the said Southeast Quarter of Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) thence North Sixteen (16) Rods, thence West Ten (10) Rods, thence South Sixteen (16) Rods, thence East Ten (10) Rods to the place of beginning.

This deed is given in fulfillment of a contract of sale recorded Madison County, Iowa, Book 117; page 494; Inst. #no. 1377 on Jan. 31st, 1984.

FILED NO. **1399**
BOOK 122 PAGE 640

1987 JAN 15 PM 3:51

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID 13
STAMP # 65
\$ 33
Shirley L. Henry, Jr.
RECORDER
1-15-87 Madison
DATE COUNTY

FILED
REC
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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 Warranty 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 15th day of January, 1987

STATE OF IOWA, }
COUNTY OF Dallas } ss.

R. Lloyd McClurg
R. Lloyd McClurg
Ila M. McClurg
Ila M. McClurg

On this 15th day of January, 1987 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared R. Lloyd McClurg and Ila M. McClurg, Husband & Wife

DeSoto, Iowa 50069
(Grantors' address)

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same of their voluntary act and deed.

Fletcher F. Jennings
Fletcher F. Jennings Notary Public in and for the State of Iowa

File Type or print name and signature as 1 See 231 Col 107