

1430



WARRANTY DEED

Know All Men by These Presents: That Mary Alice Beilke (formerly Mary Alice Hanrahan) and Randy Beilke, wife and husband,

in consideration of the sum of Thirteen Thousand Five Hundred Dollars (\$13,500.00) in hand paid do hereby Convey unto Richard Andrew Hanrahan

Grantees' Address: R. R., Cumming, Iowa 50061
the following described real estate, situated in Madison County, Iowa, to-wit:

All of my undivided one-third (1/3) interest in the following described tracts of real estate:

The Northwest Fractional Quarter (NW Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of Section Twelve (12); the Southwest Quarter (SW 1/4) of Section Twelve (12); the Northeast Fractional Quarter (NE Fr. 1/4) of the Northwest Fractional Quarter (NW Fr. 1/4) of Section Thirteen (13); the West Half (W 1/2) of the Northeast Fractional Quarter (NE Fr. 1/4) of Section Twelve (12), and a tract described as follows: Commencing at the Northwest Corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Northeast Fractional Quarter (NE Fr. 1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., thence East 20 feet, thence South 650 feet, thence West 20 feet to the West line of said tract, thence North along the West line of said tract to the point of beginning, all being in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

REAL ESTATE TRANSFER
TAX PAID 18
STAMP #
\$ 14.30
Mary E. Welty
RECORDER
1-26-87 Madison
DATE COUNTY

FILED NO. 1451
BOOK 122 PAGE 651

1987 JAN 26 AM 10:10

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

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 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 26 day of January, 1987.

STATE OF IOWA
MADISON COUNTY,

SS:

Mary Alice Beilke
Mary Alice Beilke
Randy Beilke
Randy Beilke

On this 26 day of January, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Alice Beilke and Randy Beilke

3819 - SW 14th, Des Moines, IA 50315

(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.

Shirley A. Webster, Notary Public in and for the State of Iowa

SHIRLEY A. WEBSTER
MY COMMISSION EXPIRES
August 15, 1987

DEED RECORD 122