

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That MERLIN E. TIBBEN and CAROLINE N. TIBBEN, Husband and Wife

_____ in consideration of the sum of
THIRTY-FOUR THOUSAND AND NO/100----- (\$34,000.00) DOLLARS

in hand paid do hereby Convey unto DELMAR HOBART and JOAN HOBART

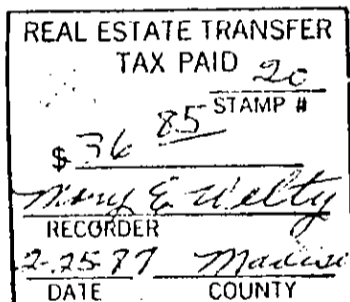
Address of Grantees: R.R., Prole, IA 50229

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:

The East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-two (22) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

also described as:

A tract of land commencing at the Southeast Corner of Section Twenty-two (22), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, which is the point of beginning, running thence North 1330 feet along the East line of said Section Twenty-two (22), thence South 84°52' West 658.9 feet along the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section, thence South 1325.2 feet, thence North 85°17' East 658.5 feet along the South line of said section to the point of beginning, containing 20.0023 acres, including 1.0075 acres of county road right-of-way.



FILED NO. **1673**
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1987 FEB 25 PM 2:31

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 30 day of Jan, 19 87.

STATE OF IOWA

COUNTY OF MADISON

On this 30 day of Jan, A. D. 19 87, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Merlin E. Tibben and Caroline N. Tibben

Merlin E. Tibben
Merlin E. Tibben
Caroline N. Tibben
Caroline N. Tibben

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.

Jerrold B. Oliver
Notary Public in and for said County and said State.

1703 Beaver Ave.
Des Moines, Iowa 50300

Address of Grantors

