

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That PAUL R. FREEMAN and DELORES M. FREEMAN, Husband and Wife, and WALTER E. FREEMAN and CHERYL C. FREEMAN, Husband and Wife,

_____ in consideration of the sum of
THIRTY-ONE THOUSAND FIVE HUNDRED AND NO/100----- (\$31,500.00) DOLLARS
in hand paid do hereby Convey unto LESTER BIGELOW and MARY KATHRYN BIGELOW

Address of Grantees: R.R. 1, Winterset, Iowa 50273

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 Fractional Northeast Quarter (1/4) of the Northwest Quarter (1/4) except the West 40 rods of the North 12 rods thereof, and except the East 335 feet of the North 1050 feet thereof, and the South Half (1/2) of the Northwest Quarter (1/4) except the North 10 rods of the West 2 1/2 rods thereof, and the East 77 1/2 rods of the South 9 feet of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4), all in Section Three (3), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

REAL ESTATE TRANSFER TAX PAID	
STAMP # <u>1</u>	
\$ <u>34.10</u>	
<u>Mary E. Welty</u>	
RECORDER	
DATE <u>3-2-87</u>	COUNTY <u>61</u>

Compared

IND
REC
PAGE

FILED NO. 1708
BOOK 122 PAGE 733

Fee \$10.00
Transfer \$5.00

1987 MAR -2 AM 11:03

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 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 28 day of February, 19 87

STATE OF IOWA
COUNTY OF MADISON

On this 28 day of February, A. D. 19 87 before me the undersigned, a Notary Public in and for said County and said State, personally appeared Paul R. Freeman and Delores M. Freeman

Cheryl C. Freeman
Walter E. Freeman

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.

Edward F. Cochran
Edward F. Cochran, Notary Public in and for said County and said State.

Paul R. Freeman
Paul R. Freeman
Delores M. Freeman
Delores M. Freeman
Cheryl C. Freeman
Cheryl C. Freeman
Walter E. Freeman
Walter E. Freeman

Address of Grantors

Place type or print names under signatures as per Sec. 325.2 Code of Iowa

Fairfax

STATE OF IOWA Virginia, MADISON COUNTY, ss:

On this 13th day of February, A. D. 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walter E. Freeman and Cheryl C. Freeman



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.

6-5-88 Debra M. Taylor
Notary Public in and for said County and said State

STATE OF _____ COUNTY, ss:

On this _____ day of _____, A. D. 19____, before me, the undersigned, a Notary Public in and for said County and said State personally appeared _____ and _____

_____ , to me personally known, who, being by me duly sworn, did say that they are the _____ and _____ respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (and (the seal affixed thereto is the seal of said)

sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for said County and said State

CAUTION TO THE PURCHASERS OR GRANTEEES: YOUR LAWYER WILL CAREFULLY CONSIDER AND EXPLAIN TO YOU, AS PURCHASERS, OR GRANTEEES: WHETHER THIS DEED IS, FOR YOU, A DESIRABLE METHOD OF FAMILY PROPERTY HOLDING; ESPECIALLY IN A SITUATION WHICH INVOLVES A SECOND MARRIAGE, OR WHERE THERE IS A MARRIAGE WITHOUT CHILDREN, OR WHERE THE JOINT TENANTS ARE NOT HUSBAND AND WIFE. WHETHER, BECAUSE OF THE EASY AND SOMETIMES UNCONSCIOUS DESTRUCTION OF JOINT TENANCIES, YOU MAY NEED TO REINFORCE THIS TRANSACTION WITH A WILL, OR WILLS. WHETHER, TO PROTECT YOUR TAX RIGHTS YOU SHOULD TIMELY FILE A FEDERAL GIFT TAX RETURN. WHETHER A JOINT TENANCY MAY UNNECESSARILY INCREASE ATTORNEY'S FEES FOR YOUR ESTATE. WHETHER, IN CONNECTION WITH YOUR OTHER PROPERTY HOLDINGS, REAL AND PERSONAL, THIS KIND OF A DEED IS DESIRABLE ESTATE PLANNING FOR YOU. WHETHER YOU WISH TO KEEP LONG TERM RECORDS AS TO SOURCE OF MONEY, REDUCTION OF INDEBTEDNESS, ETC. WHETHER FROM MANY OTHER FACTS AND YOUR PERSONAL BACKGROUND, A JOINT TENANCY IS, FOR YOU, DESIRABLE.

Warranty Deed
Joint Tenancy

TO

Entered upon transfer books and for taxation this 2 day of March, 19 87
By John Jay Auditor
Joe Stone Deputy

Filed for record, indexed and delivered to County Auditor this 2 day of March, 19 87 at 11:03 o'clock A. M., and recorded in Book 122 of plates, on page 733 of Madison County Records. Recorder's and Auditor's fee \$ 10.00 PAID. Mary E. Welby Recorder
By _____ Deputy

WHEN RECORDED RETURN TO

mail
Att 1, Box 287