



# WARRANTY DEED

Know All Men by These Presents: That MAURICE D. MITCHELL and PHYLLIS F. MITCHELL, Husband and Wife,

in consideration of the sum of ONE HUNDRED FIFTY THOUSAND FOUR HUNDRED AND NO/100-----(\$150,400.00)DOLLARS in hand paid do hereby Convey unto JERROLD B. OLIVER and IDA BUSS OLIVER

Grantees' Address: P.O. Box 230, Winterset, Iowa 50273  
the following described real estate, situated in Madison County, Iowa, to-wit:

The East 46½ acres of the North Half (½) of the Northeast Quarter (¼) except the East 15 rods of the South 5 1/3 rods thereof, and except commencing at a point 332 feet East of the Northwest corner of the East 46.5 acres of the North Half (½) of the Northeast Quarter (¼) of Section Twenty-one (21), Township Seventy-five (75) North, Range 29 West of the 5th P.M., Madison County, Iowa, and running thence South 250 feet, thence East 174 feet, thence North 250 feet, and thence West 174 feet to the place of beginning; and the West Half (½) of the South 46½ acres of the East 93 acres of the Northeast Quarter (¼); all in Section Twenty-one (21), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M. AND the Northwest Quarter (¼) of the Northeast Quarter (¼) and the North Half (½) of the Northwest Quarter (¼) of Section Twenty-two (22) in Township Seventy-five (75), North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Compared

This deed is given in fulfillment of a Real Estate Contract recorded in Book 106, Page 267 of the Madison County Recorder's office.

FILED NO. 1754  
BOOK 122 PAGE 764  
1987 MAR -5 AM 9:28

Fee \$5.00  
Transfer 10.00

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that they have good and lawful authority to sell and convey the said real estate by title in fee simple; that they have good and lawful authority to sell and convey the 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 4<sup>th</sup> day of March, 19 87.

STATE OF IOWA  
MADISON COUNTY, ss:

Maurice D Mitchell  
Maurice D. Mitchell

On this 4 day of March, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice D. Mitchell and Phyllis F. Mitchell

Phyllis F. Mitchell  
Phyllis F. Mitchell

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.

Carol Knapp  
Notary Public in and for the State of Iowa

REAL ESTATE TRANSFER  
TAX PAID 10  
STAMP #  
\$ 165.00  
Mary E. Welty  
RECORDER  
3-5-87 Madison  
DATE COUNTY