

15.40

STATE OF IOWA, ss.
MADISON COUNTY,

Inst. No. 2037 Filed for Record this 10 day of April 19 87 at 11:24 A.M.
Book 123 Page 93 Recording Fee 5.00 Mary E. Welty, Recorder, *Mary E. Welty*
Transfer \$5.00



WARRANTY DEED

IND. 4
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Know All Men by These Presents: That James Moore and Joan F. Moore,
husband and wife

_____ in consideration
of the sum of Fourteen Thousand Two Hundred and no/100 Dollars (\$14,200.00) - - - -
in hand paid do hereby Convey unto James L. Welshons and Jan Marie Welshons, husband and
wife, as Joint Tenants with full rights of survivorship and not as tenants in
common

Grantees' Address: St. Charles, Iowa 50240
the following described real estate, situated in Madison County, Iowa, to-wit:

The East Three-fourths (3/4) of the Southwest Quarter
(1/4) of the Southwest Quarter (1/4) and the West 10
acres of the Southeast Quarter (1/4) of the Southwest
Quarter (1/4) all in Section 35, Township Seventy-six
(76) North, Range Twenty-six (26) West of the 5th P.M.,
Madison County, Iowa

Wherever in the chain of title to the above described premises the names Alvin L. Bown and Alvin Bown appear in the chain of title to the above described premises they refer to one and the same person.

Wherever in the chain of title to the above described premises the names Kenneth Voltmer and Kenneth Voltmer appear in the chain of title to the above described premises, they refer to one and the same person.

Wherever in the chain of title to the above described premises the names Joan F. Jacques, Joan F. Pierce, Joan F. More and Joan Moore appear, they refer to one and the same person.

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 7th day of April, 19 87

STATE OF IOWA
POLK COUNTY, ss:

On this 7th day of April, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared James C. Moore and Joan F. Moore,

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.

James C. Moore
Joan F. Moore
10-23-87

Notary Public in and for the State of Iowa

James Moore
James Moore

Joan F. Moore
Joan F. Moore
Box 512

Chico, Texas 76030
(Grantor's address)

REAL ESTATE TRANSFER	
TAX PAID	14
STAMP #	
\$ 15 40	
<i>Mary E. Welty</i>	
RECORDER	
4-10-87	Madison
DATE	COUNTY

101 WARRANTY DEED
This Printing May, 1988

Please type or print name under signature as per Sec. 228.2 Code of Iowa