



WARRANTY DEED

Know All Men by These Presents: That _____
Cecil O. Gates and J. Bernice Gates, Husband and Wife,

_____ in consideration
of the sum of FIFTEEN THOUSAND DOLLARS----- (\$15,000.00)
in hand paid do hereby Convey unto _____ Grant Llewellyn and Audrey Llewellyn

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

The East 38 feet of the North 78 feet of Lot One (1) of the
Southwest Section of the Original Town of St. Charles, Madison
County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract filed
for record on October 4, 1977, at Town Lot Deed Record 48, Page 54,
in the office of the Madison County Recorder.

REAL ESTATE TRANSFER
TAX PAID <u>25</u>
STAMP #
\$ <u>15 95</u>
<i>Shirley H. Henry, Dy</i>
RECORDER
<u>4-23-87</u> <u>Madison</u>
DATE COUNTY

FILED NO. **2107**
BOOK 53 PAGE 501
1987 APR 23 PM 1:00
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 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 31st day of March, 19 87.

STATE OF IOWA
MADISON COUNTY, ss:

On this 31st day of March, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared _____
Cecil O. Gates and J. Bernice Gates

Cecil O. Gates
Cecil O. Gates

J. Bernice Gates
J. Bernice Gates

St. Charles, IA 50240
(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.

Jerrold B. Oliver
Jerrold B. Oliver, Notary Public in and for the State of Iowa



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