

22605

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That WILLIAM C. MCCORMACK and SYLVIA L. MCCORMACK, husband and wife,

_____ in consideration of the sum of
One Dollar (\$1.00) and Other Valuable Consideration

in hand paid do hereby Convey unto IVAN ARCHER and LINDA S. ARCHER, husband and wife,

Address of Grantees: _____

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 West Half (1/2) of the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), and the East Half (1/2) of the Southeast Quarter (1/4) and the West Half (1/2) of the Southwest Quarter (1/4) and the North 54 Acres of the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), and the Northeast Quarter (1/4) of the Northeast Quarter (1/4) and the East Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-five (35), and the West Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-six (36), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except a parcel of land commencing at the Southeast corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-six (36) thence North 563 feet, thence West 1550 feet, thence South 563 feet, thence E. 1550 feet to the point of beginning.

Comps:

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00, Trans. \$20 00

REAL ESTATE TRANSFER TAX PAID
TAX PAID <u>16</u>
STAMP # <u>22605</u>
RECORDER <u>Mary E. Welty</u>
DATE <u>5-5-87</u> COUNTY <u>Madison</u>

IND
SEC
FEE

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 17th day of April, 19 87.

STATE OF IOWA

COUNTY OF STORY

On this 17th day of April, A. D. 19 87, before me the undersigned, a Notary Public in and for said County and said State, personally appeared William C. McCormack and Sylvia L. McCormack, husband and wife,

William C. McCormack
William C. McCormack

Sylvia L. McCormack
Sylvia L. McCormack

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.

Karen J. Anderson
Notary Public in and for said County and said State.

Address of Grantors

Place type or print names under signatures as per Sec. 339.2 Code of Iowa