

KNOW ALL MEN BY THESE PRESENTS, that we, William C. Johnson and Dorothy A. Johnson, husband and wife

In consideration of Nine-thousand and No/100 (\$9,000.00) - - - - - DOLLARS in hand paid, do hereby grant, bargain and convey and confirm unto Floyd M. Wagley and Ruth P. Wagley, husband and wife

as JOINT TENANTS, with right of survivorship and not as tenants in common; the following described real estate, situated in the County of Madison and State of IOWA, to-wit:

That part of the West fractional one-half (1/2) of the Northeast Quarter (1/4), Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., described as follows: beginning at the Northwest corner of the Southwest fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-one (31), proceed North 52.5 feet along the Quarter (1/4) section line; thence 89° 22' Right and Easterly 194.6 feet; thence 90° 38' Right and South 212.9 feet; thence 89° 22' Right and Westerly 194.6 feet to the West line of the Northeast Quarter (1/4) of said Section Thirty-one (31); thence 90° 38' Right and North 160.4 feet to the point of beginning, containing 0.95 acres, more or less, subject to existing road right-of-way on the West side,

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantor..., of, in or to the same, or any part thereof; subject to after May 27, 1971.  
(Mortgage, tax or other liens)

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, with right of survivorship and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and ~~the~~ <sup>their</sup> grantorS named herein for ~~their~~ <sup>their</sup> heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that ~~they~~ <sup>they are</sup> lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that ~~they~~ <sup>they</sup> the said grantorS have good right and lawful authority to sell the same, and that ~~they~~ <sup>their</sup> will and ~~their~~ <sup>heirs, executors and administrators</sup> shall warrant and defend the same unto the grantees named herein and unto their assigns and unto ~~the heirs and assigns of the survivor of them, forever, against the lawful claims~~ <sup>the heirs and assigns of the survivor of them, forever, against the lawful claims</sup> of all persons whomsoever, excluding, if any, the ~~grantorS~~ <sup>grantorS named herein</sup>.

REAL ESTATE TRANSFER  
STAMP # 32  
\$ 9 35  
Mary E. Welty  
RECORDER  
5-15-87 Madison

FILED NO. 2280  
BOOK 123 PAGE 192  
1987 MAY 15 AM 11:24  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

And Dorothy A. Johnson ~~do hereby relinquish~~ <sup>do hereby relinquish</sup> all her right of dower, rights of distributive share and all ~~her~~ <sup>her</sup> rights under the Homestead Laws of the State of Iowa in and to the above described premises.

Signed the 13 day of May A.D. 19 87  
William C. Johnson Dorothy A. Johnson

CERTIFICATE OF ACKNOWLEDGMENT—Individual  
STATE OF IOWA, County of Madison  
On this 13 day of May A. D., 19 87, before me, Charles E. Tucker, Jr.  
a Notary Public in and for the County of Madison, State of Iowa, personally appeared William C. Johnson and Dorothy A. Johnson

to me known to be the identical person ~~S~~ <sup>S</sup> named in and who executed the foregoing instrument, and acknowledged that ~~they~~ <sup>they</sup> executed the same as ~~their~~ <sup>their</sup> voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written  
Charles E. Tucker, Jr.  
Charles E. Tucker, Jr.  
Notary Public in and for Madison County, State of Iowa

