

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That ESTHER L. CONKLIN, single,

_____ in consideration of the sum of
-----Nineteen Thousand Dollars and no/100ths -----

in hand paid do hereby Convey unto STEVEN W. ANDERSON and GENONNE M. ANDERSON,
husband and wife,

Address of Grantees: R. R. 1, St. Charles, IA 50240

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:

A parcel of land in the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-nine (29) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the North Quarter (¼) Corner of Section Twenty-nine (29) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., thence South 84°53'57" West 656.93 feet along the section line to the point of beginning, thence continuing South 84°53'57" West 665.68 feet to the Northwest Corner of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section, thence South 00°32'30" East 862.10 feet along the West line of said Northeast Quarter (¼) of the Northwest Quarter (¼), thence North 84°53'00" East 485.00 feet, thence South 00°32'30" East 450.90 feet, thence North 84°53'00" East 180.69 feet along the South line of said Northeast Quarter (¼) of the Northwest Quarter (¼), thence North 00°32'30" West 1,312.81 feet to the point of beginning, said parcel contains 15.00 Acres including 0.78 Acres of county road right of way.

This Deed is given in fulfillment of a Real Estate Contract by and between the Grantor and Grantees and filed of record April 21, 1982, in Book 115, Page 761, in the Office of the Recorder of Madison County, Iowa.

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 1st day of May, 19 87.

STATE OF IOWA

COUNTY OF Polk

On this 1st day of May, A. D. 19 87, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Esther L. Conklin

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.

Susan Davis
_____, Notary Public in and for said County and said State.

Esther L. Conklin (Esther L. Conklin) *Comptroller*

REAL ESTATE TRANSFER
TAX PAID <u>41</u>
STAMP #
\$ <u>20 35</u>
<u>Mary E. Welty</u> RECORDER
<u>5-22-87</u> DATE
<u>Madison</u> COUNTY

FILED NO. <u>2331</u>
BOOK <u>123</u> PAGE <u>218</u>
1987 MAY 22 AM 11:02
MARY E. WELTY RECORDER MADISON COUNTY, IOWA

R. R. 1, Earlham, IA 50072 Fee \$5.00
Transfer \$5.00
Address of Grantors

SUSAN DAVIS
11-7-87

IND
REC
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