

IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
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Shirley L. Henry, D.D.
RECORDER
2-26-88 Madison
DATE COUNTY

COPIED

FILED NO. 1461
BOOK 124 PAGE 84
1988 FEB 26 AM 9:04
MARY E. WELTY
RECORDER
MADISON COUNTY IOWA
Fee \$5.00
Transfer \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration, Lola L. Clear and Claude E. Clear, wife and husband,

do hereby Convey to Bruce A. Beebe and Doris R. Beebe, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

The East Half (½) of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Nineteen (19), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract filed of record January 2, 1981, in Book 114, Page 541, in the Office of the Madison County Recorder.

This Grantor reserves an access easement upon and along the existing driveway located upon the premises as entry to the real estate legally described as:

The West Half (½) of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section 19, Township 75 North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This reservation is a covenant running with the real estate and shall bind the parties and their successors and assigns.

That where the names Lola L. Bruett, Lola Louise Bruett and Lola L. Clear appear, they refer to one and the same person, namely, Lola L. Clear.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

STATE OF IOWA, ss:
MADISON COUNTY,

Dated: February 23, 1988

On this 23 day of February, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Lola L. Clear and Claude E. Clear

Lola L. Clear (Lola L. Clear) (Grantor)
Claude E. Clear (Claude E. Clear) (Grantor)

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.

John E. Casper Notary Public
(This form of acknowledgment for individual grantor(s) only)

JOHN E. CASPER
MY COMMISSION EXPIRES
SEPT. 7, 1989

Please type or print names under signature lines as per Sec 335.2 Code of Iowa