

REAL ESTATE TRANSFER
TAX PAID <u>2</u>
STAMP #
\$ <u>6545</u>
<u>Mary E. Welty</u>
RECORDER
<u>3-2-88</u> <u>Madison</u>
DATE COUNTY

FILED NO. 1507
BOOK 124 PAGE 105

1988 MAR -2 AM 11:37

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$5.00

Completed



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Sixty Thousand Dollars and no/100 (\$60,000.00)
Dollar(s) and other valuable consideration, Weaver J. Porter and Veronica M. Porter, husband
and wife

do hereby Convey to Ralph B. Tharp

the following described real estate in Madison County, Iowa:

The North 92.5 acres of the West Half (W 1/2) of the East Half (E 1/2) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-seven (27) of the 5th P.M., except a strip of land 231 feet wide all along the north end of this tract, which is 231 feet by 1320 feet being a 7 acre parcel of land. Also except a parcel of land running East and West 800 feet and North and South 275 feet located in the very Southeast corner of the above described 92.5 acres. The total land sold by this contract being Eighty (80) acres plus a fractional part of an acre.

This Deed is in fulfillment of a Real Estate Contract dated February 18, 1977 and filed for record May 23, 1977 in the Madison County Recorders Office in Book 106 at page 634.

Completed

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 18, 1988

On this 18th day of February, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Weaver J. Porter and Veronica M. Porter

Weaver J. Porter
Weaver J. Porter (Grantor)

Veronica M. Porter
Veronica M. Porter (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.

Berth Mandt
Berth Mandt Notary Public

(Grantor)
(Grantor)

(This form of acknowledgment for individual grantor(s) only)