

REAL ESTATE TRANSFER  
TAX PAID 23  
\$ 15 95 STAMP #  
*Mary E. Welty*  
RECORDER  
3-16-88 *Madison*  
DATE COUNTY

FILED NO. **1630**  
BOOK 124 PAGE 164

1988 MAR 16 AM 8:06

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of Fifteen thousand (\$15,000.00)  
Dollar(s) and other valuable consideration, Donna Ross Fitzgerald, formerly Donna Ross, and  
Roger Earl Fitzgerald, Wife and Husband,

do hereby Convey to John L. Bentley and Carol Bentley, as joint tenants with full  
right of survivorship, and not as tenants in common

the following described real estate in Madison County, Iowa:

Commencing at the Southwest corner of the Southwest Quarter of  
Section Twenty-seven (27), Township Seventy-six (76) North, Range  
Twenty-nine (29) West of the 5th P.M., thence East 568 feet,  
thence North 287 feet, thence West 568 feet, thence South 287 feet  
to the point of beginning

This Warranty Deed is given in fulfillment of a recorded Real Estate Contract.

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: March 12, 1988

On this 12 day of March  
1988 before me, the undersigned, a Notary Public in and for said State, personally appeared Donna Ross Fitzgerald, formerly Donna Ross, and Roger Earl Fitzgerald  
of Iowa  
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.

*Donna Ross Fitzgerald*  
Donna Ross Fitzgerald (Grantor)

*Roger Earl Fitzgerald*  
Roger Earl Fitzgerald (Grantor)

\_\_\_\_\_  
(Grantor)

*G. Stephen Walters*  
G. Stephen Walters Notary Public  
(This form of acknowledgment for individual grantor(s) only)

Pho-  
typo or  
print  
names  
under  
signa-  
tures  
as per  
Sec.  
335.2  
Code  
of Iowa