

FILED NO. 980  
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1987 DEC -2 AM 11:37

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE----- (\$1.00)  
Dollar(s) and other valuable consideration, BONNIE SHARON, formerly known as BONNIE FAST, and  
BERNARD SHARON, Wife and Husband

do hereby Convey to WILLARD C. FOX and LINDSAY A. FOX

the following described real estate in Madison County, Iowa:

All of our right, title and interest in and to:

Commencing at the Northwest corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the  
Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-three (23), in Township Seventy-five  
(75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,  
thence South 304.7 feet, thence East 11 rods and  $6\frac{1}{2}$  feet, thence North to the  
South line of Main Street in St. Charles, Iowa, extended Westward, which line  
is approximately 5 rods North of the North line of said 40-acre tract, thence  
West 11 rods and  $6\frac{1}{2}$  feet to a point due North of the point of beginning,  
thence South to the point of beginning,

AND

The South 134.3 feet of the East 30.0 feet of the Northwest Quarter ( $\frac{1}{4}$ ) of the  
Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-three (23), in Township Seventy-five  
(75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is given in satisfaction of a Real Estate Contract, as amended,  
which Amendment is recorded in Deed Record 116, Page 132 of the office of the  
Madison County, Recorder, the purchase price of said Contract being  
\$31,500.00.

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:  
\_\_\_\_\_ COUNTY,

Dated: \_\_\_\_\_

On this 11th day of October  
19 87, before me, the undersigned, a Notary  
Public in and for said State, personally appeared \_\_\_\_\_  
Bonnie Sharon and Bernard Sharon

Bonnie Sharon  
Bonnie Sharon (Grantor)

Bernard Sharon  
Bernard Sharon (Grantor)

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

\_\_\_\_\_  
(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.

Jowala Durr  
Notary Public

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