

REAL ESTATE TRANSFER
TAX PAID <u>7</u>
STAMP #
\$ <u>36.30</u>
<u>Mary E. Welty</u>
RECORDER
<u>12-2-87</u> <u>Madison</u>
DATE COUNTY

FILED NO: 983
BOOK 54 PAGE 43

1987 DEC -2 AM 11:42

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

Compared



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Thirty-three Thousand Five Hundred and no/100-----(\$33,500.00)
Dollar(s) and other valuable consideration, WILLARD C. FOX and LINDSAY A. FOX, Husband and Wife,

do hereby Convey to GEORGE S. HUTTON and BRIDGET HUTTON, as Joint Tenants with Full
Rights of Survivorship, and not as Tenants in Common,

the following described real estate in Madison County, Iowa:

Commencing at the Northwest corner of the Southeast Quarter (1/4) of the
Northeast Quarter (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 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 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 (1/4) of the
Northeast Quarter (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 recorded in Town
Lot Deed Record 50, Page 341 of the office of the Madison County, Recorder.

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: Nov - 30 - 1987

On this 30th day of NOVEMBER
1987, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Willard C. Fox and Lindsay A. Fox

Willard C. Fox (Grantor)

Lindsay A. Fox (Grantor)

to me knowing the identical persons named in and who
executed the foregoing instrument and acknowledged
that they executed the same as their voluntary act and
deed.

David S. Hulse Notary Public
(This form of acknowledgment for individual grantor(s) only)

Please
type or
print
names
under
signa-
tures
as per
Sec
335.2
Code
of Iowa