

REAL ESTATE TRANSFER
TAX PAID 14
\$ 28.05 STAMP #
Mary E. Welty
RECORDED
12-3-87
DATE COUNTY

FILED NO. 995
BOOK 123 PAGE 726

1987 DEC -3 PM 2:31

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 --Twenty-five Thousand Eight Hundred Six and 25/100--
Dollar(s) and other valuable consideration, Jack T. Vierling, single,

do hereby Convey to Leonard H. Holt and Dixie L. Holt, husband and wife,

the following described real estate in Madison County, Iowa:

Commencing at the Southeast corner of the West 3/4 of the SW 1/4 of Section 24, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 4 rods, thence West 28 rods, thence North 29 rods, thence West 22 rods, thence North 47 rods to the North line of the S 1/4 of the SW 1/4 of said Section, thence West 70 rods to the Northwest corner of the SW 1/4 of the SW 1/4 of said Section, thence South 26 rods to the South bank of Cedar Creek, thence following said South bank of said creek in a Southeasterly direction to a point on the South line of said Section, which point is 42 rods East of the Southwest corner of said Section, thence East to the point of beginning, containing 30 acres, more or less,

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NOT APPLIES.

This deed is given in fulfillment of a Real Estate Contract dated August 2, 1984 and recorded August 7, 1984, in Book 118, Page 131 Madison County, Iowa Recorder's Office.

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: 10-5-87

On this 5 day of October, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Jack T. Vierling

Jack T. Vierling (Grantor)

Please type or print names under signatures as per Sec. 335.2 Code 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.

Carol Cass Notary Public

(Grantor)

(Grantor)

(Grantor)

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

CAROL CASS
9-22-87