

REAL ESTATE TRANSFER TAX PAID <u>2</u> STAMP #
\$ <u>80.85</u>
<u>Mary E. Welty</u> RECORDER
<u>1-4-88</u> <u>Madison</u> DATE COUNTY

Compared

FILED NO. **1149**
BOOK 123 PAGE 773

1988 JAN -4 AM 11:25

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

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of --Seventy-four Thousand and no/100-- (\$74,000.00)
Dollar(s) and other valuable consideration, Billie R. Hircock and Ruby A. Hircock,
husband and wife,
do hereby Convey to Robert D. Van Scoy and Velma E. Van Scoy, husband and wife,
as Tenants in Common,
the following described real estate in Madison County, Iowa:

The Southeast Quarter (¼) of the Northwest Quarter (¼)
and the Southwest Quarter (¼) of the Northeast Quarter (¼)
of Section Thirty (30), in Township Seventy-five (75)
North, Range Twenty-seven (27) West of the 5th P.M.,
Madison County, Iowa.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 1 APPLIES.

This Deed is given in fulfillment of a Real Estate Contract
dated March 5, 1985, and recorded April 19, 1985, at Book 118,
Page 633, 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,
On this 4th day of JANUARY,
1988, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Billie R. Hircock and Ruby A. Hircock

Dated: JANUARY 4, 1988

Billie R. Hircock
Billie R. Hircock (Grantor)

Ruby A. Hircock
Ruby A. Hircock (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.

Gordon K. Darling, Jr.
Notary Public

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

GORDON K. DARLING, JR.
RECORDED 123

Phone
Type or
print
names
under
signa-
tures
as per
Sec.
335.2
Code
of Iowa