REAL ESTATE TRANSFER TAX PÁID

**1149** FILED NO 1143 800K123 PAGE 773

1988 JAN -4 AH 11: 25

MARY E. WELTY RECORDER MADISON COUNTY, IOWA

Fee \$5.00, Trans.\$5

## **WARRANTY DEED**

SPACE ABOVE THIS LINE FOR RECORDER

--Seventy-four Thousand and no/100---(\$74,000.00) For the consideration of . 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

The Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) 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 \_ <u>IOWA</u> SS: MADISON COUNTY JANUARY day of \_ ., 19.88, before me, the undersigned, a Notary Public in and for said State, personally appeared. Billie R. Hircock and Ruby A Hircock. to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged as their voluntary act and that the same

force (Bate Bat Assorbation

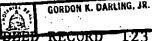
(Grantor)

Hircock

(Grantor)

(Grantor)

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



(Grantor)