

275

REAL ESTATE TRANSFER
TAX PAID <u>19</u>
STAMP #
\$ <u>275</u>
<u>Mary E. Welty</u>
RECORDER
<u>6-13-88</u>
DATE COUNTY

COMPUTER

FILED NO. 2302  
BOOK 54 PAGE 279

1988 JUN 13 AM 10:24

MARY E. WELTY  
RECORDER  
MADISON COUNTY IOWA

Fee \$5.00, Transfer \$5.00

Computer

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of THREE THOUSAND AND NO/100 (\$3,000.00) Dollar(s) and other valuable consideration, JERRY D. AUSTIN and CAROLYN H. AUSTIN, Husband and Wife,

do hereby Convey to MARY McNELEY

the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 112 feet South of the Southwest corner of Block Eight (8) in the Original Town of East Peru, and running thence South 82 feet, thence East 10 rods, thence North 82 feet, thence West 10 rods to the point of beginning, and being a part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) 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 47, Page 619 of the Madison County 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: 3-31-88

On this 31 day of March, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry D. Austin and Carolyn H. Austin

Jerry D. Austin (Grantor)

Carolyn H. Austin (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.

(Grantor)

(Grantor)

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

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