

REAL ESTATE TRANSFER TAX PAID	
STAMP #	
\$ 41.25	
<i>Mary E. Welty</i> RECORDER	
7-1-88	Madison
DATE	COUNTY

FILED NO. 7
BOOK 54 PAGE 325

1988 JUL -1 AM 11:44

Compared

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00

Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of ---Thirty-eight Thousand
Dollar(s) and other valuable consideration, FERN J. SHAW, single,

do hereby Convey to WILLIAM F. PLATE and MAVIS E. PLATE, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Lot Nine (9) and the South Half (1/2) of Lot Eight (8), Official Plat of Urquhart Place in the Town of Earlham, Madison County, Iowa, being a part of the NW 1/4 NW 1/4 SE 1/4 of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa.

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: July 1, 1988

On this 1 day of July, 1988, before me the undersigned, a Notary Public in and for said State, personally appeared Fern J. Shaw

Fern J. Shaw
(Fern J. Shaw) (Grantor)

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.

(Grantor)

(Grantor)

(Grantor)

Robert J. Press
ROBERT J. PRESS Notary Public
(This form of acknowledgment for individual grantor(s) only)