

FILED NO. 278
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1988 AUG -2 PM 2:05

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 ---One
Dollar(s) and other valuable consideration, ELSIE M. OSBORN, a single person,

do hereby Convey to CHARLES WILLIAM OSBORN, married; LAWRENCE DALE OSBORN, married;
FRANCIS DEAN OSBORN, married; OTIS LEON OSBORN, married, and OSA MARIE BRICKER,
married,

the following described real estate in Madison County, Iowa:

The South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the North-
east Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Six
(6), Township Seventy-seven (77), North of Range Twenty-eight
(28), West of the 5th P.M., Madison County, Iowa.

This is a transfer between parent and children without actual
consideration and is, therefore, exempt from the Iowa real estate
transfer tax and declaration of value filing requirements.

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: August 2, 1988

On this 2nd day of August
19 88, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Elsie M. Osborn

Elsie M. Osborn
(Elsie M. Osborn) (Grantor)

(Grantor)

(Grantor)

(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.

(Samuel H. Braland) Notary Public
(This form of acknowledgment for individual grantor(s) only)

Please
type or
print
names
under
signa-
tures
as per
Sec.
335.2
Code
of Iowa