

COMPUTER

FILED NO. 581
BOOK 124 PAGE 669

1988 SEP 16 AM 10:47

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

Computer

REAL ESTATE TRANSFER
TAX PAID <u>18</u>
STAMP #
\$ <u>6.05</u>
<u>Shirley H. Henry, Dag</u>
RECORDER
DATE <u>9-16-88</u> MADISON COUNTY



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One & No/100-----
Dollar(s) and other valuable consideration, _____
Armin C. Van Buren,
a married person and husband of Edna E. Van Buren,
do hereby Convey to Wanda M. Lahn and Donald C. Lahn, wife and husband, as
Joint Tenants with full right of ownership in the survivor, and not
as Tenants in Common,
the following described real estate in Madison County, Iowa:

An undivided one-fourth interest in Grantor's undivided one-half interest in and to the following described real estate:

The East One-half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Grantor's wife, Edna E. Van Buren, joins in and signs this Warranty Deed for the sole purpose of relinquishing all rights of dower, homestead and distributive share in and to the above-described real estate.

This Warranty Deed is given and accepted in full performance of the Real Estate Contract filed October 16, 1987, in Book 123 at Page 616 of the Records of Madison County, Iowa.

TRANSFER TAX: \$6.05

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: _____
CLARKE COUNTY,

Dated: September 1, 1988

On this 9th day of September, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared _____
Elmer G. Van Buren, attorney-in-fact
for Armin C. Van Buren; and Edna E. Van Buren,
wife of Armin C. Van Buren,
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.

Elmer G. Van Buren attorney in fact
Elmer G. Van Buren, attorney-in- (Grantor)
fact for Armin C. Van Buren

Edna E. Van Buren (Grantor)

Edna E Van Buren
(Grantor)

Deloris Smith
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

