

39,500.00

REAL ESTATE TRANSFER
TAX PAID <u>18</u>
STAMP #
\$ <u>42.90</u>
<u>Mary E. Welty</u>
RECORDER
<u>6/15/89</u> <u>Madison</u>
DATE COUNTY

FILED NO. 2457

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89 JUN 15 AM 11:06

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

Registered



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One and 00/100-----
Dollar(s) and other valuable consideration, Maudeline Hedrick Duckworth, a single person,

do hereby Convey to George P. Durand, Jr. and Darlene Durand, 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:

The North Half (1/2) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-eight (28), in Township Seventy-six (76) North, Range Twenty-six (26) 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 INDIANA ss:
MONROE COUNTY,

Dated: June 6, 1989

On this 6th day of June, 1989, before me the undersigned, a Notary Public in and for said State, personally appeared Maudeline Hedrick Duckworth, a single person,

Maudeline Hedrick Duckworth
Maudeline Hedrick Duckworth (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.

Daniel C. Stewart
DANIEL C. STEWART Notary Public

(Grantor)

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)
My Commission Expires February 10, 1992
RESIDING IN MONROE COUNTY, INDIANA
DEED RECORD 125