

Transfer Tax 37 95

IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 4
STAMP #
\$ 37 95
Shirley H. Henry, Dwy
RECORDER
1-4-89 Madison
DATE COUNTY

FILED NO. 1342
BOOK 125 PAGE 189

1989 JAN -4 AM 8:08

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 Thirty-five Thousand and no/100 (\$35,000.00) - - -
Dollar(s) and other valuable consideration, Wilma McDonald, also known as Wilma E.
McDonald, single

do hereby Convey to Willis L. Salsbury Jr. and Helen M. Salsbury,
as Joint Tenants with full rights of survivorship and not as
Tenants in Common

the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 58 rods and 40 feet South of the Northwest corner of the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., running thence East 69 rods, thence South 40 rods, thence West 69 rods, thence North 40 rods to the point of beginning, containing 17.25 acres,

This deed is in fulfillment of the real estate sales contract dated June 25, 1987, recorded June 30, 1987 in Deed Record 123 at Page 361

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: December 30, 1988

On this 30 day of December
1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Wilma McDonald

Wilma McDonald
Wilma McDonald (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.

C. R. Bente Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)

(Grantor)

(Grantor)