

IOWA STATE BAR ASSOCIATION Official Form No. 101

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REAL ESTATE TRANSFER
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STAMP #
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<u>Mary E. Welty</u>
RECORDER
<u>2-13-89</u> <u>Madison</u>
DATE COUNTY

Compared

FILED NO. 1606
BOOK 125 PAGE 286

1989 FEB 13 AM 11:50

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00

COMPUTER

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100 (\$1.00) Dollar(s) and other valuable consideration, JOHN J. PENICK and ROSE MARY PENICK, husband and wife,

do hereby Convey to EDGAR BEEBE and LINDA BEEBE, 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 Fractional South Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-one (31) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Warranty Deed is in satisfaction of a Real Estate Contract dated March 28, 1977 and filed March 29, 1977 in Town Lot Deed Record 106 on Page 506.

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~~ Madison COUNTY,

Dated: February 6, 1989

On this 6th day of September ~~February~~, 19 ~~87~~, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN J. PENICK and ROSE MARY PENICK

John J. Penick (Grantor)

Rose Mary Penick (Grantor)

____ (Grantor)

____ (Grantor)

to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same in their voluntary act and deed.

Betty [Signature] 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