

Compared

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1989 MAR 10 PM 3:46

COMPUTER

Fee \$5.00
Transfer \$25.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of a gift from a brother to a sister without actual consideration
~~Dollar(s) and other valuable consideration,~~
Alfred E. Jeffs, an unmarried person

do hereby Convey to Alfred E. Jeffs for life, with the remainder to Doris P. Ricketts

the following described real estate in Madison County, Iowa:

Lots One (1), Two (2), Three (3) and four (4) in Block Three (3), being a part of the Town of Barney, Iowa, in Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

The South Half (S $\frac{1}{2}$) of Lots One (1) and Two (2) in Block Four (4) and Lots Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8) in Block Four (4) of the Original Town of Barney, Madison County, Iowa

AND

Lot One (1) in Block Five (5) of the Original Town Plat of Barney, Madison County, Iowa.

AND

Lots Three (3), Four (4), Five (5) and Six (6) in Block Five (5) of the Original Town of Barney, Madison County, Iowa

AND

Lots Seven (7) and Eight (8) in Block Five (5) of the Original Town of Barney

AND

Lot Four (4) and the South Half (S $\frac{1}{2}$) of Lot Three (3) in Block Six (6) of the Original Town of Barney, Madison County, Iowa

AND

Lot Eight (8), Block Six (6) in the Town of Barney

AND

Lots One (1), Two (2) and Three (3) and Four (4), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) in Block Seven (7) in the Original Town Plat of Barney, Madison County, Iowa

AND

Lots Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) in Block Seven (7), in the Town of Barney, 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 IOWA, ss:
MADISON COUNTY,

Dated: March 10, 1989

On this 10th day of March, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Alfred E. Jeffs

Alfred E. Jeffs
Alfred E. Jeffs (Grantor)

to the 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.

(Grantor)

(Grantor)

G. Stephen Walters
G. Stephen Walters Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)