

53,000

REAL ESTATE TRANSFER
TAX PAID <u>16</u>
STAMP # <u>75</u>
\$ <u>57</u>
<i>Shirley A. Henry, Dep.</i>
RECORDER
<u>3-16-89</u> <u>Madison</u>
DATE COUNTY

Compared

FILED NO. 1810
BOOK 125 PAGE 391

Fee \$5.00
Transfer \$5.00

1989 RAR 16 PH 12:24

MARY E. WELTY
RECORDER
MADISON COUNTY IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE DOLLAR (\$1.00)
Dollar(s) and other valuable consideration,
Thomas J. Tracy and Marguerite A. Tracy, husband and wife,
do hereby Convey to
Harlan L. Thompson and Sandra S. Thompson, 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:

A parcel of land described as commencing at the South Quarter corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 90° 00' 00" East 1292.37 feet along the South line of the Southeast Quarter (SE 1/4) of said Section 1 to the East line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 1; thence North 0° 49' 21" East 938.04 feet to the point of beginning; thence South 53° 10' 47" West 332.00 feet; thence North 0° 38' 02" East 408.62 feet to the County Road and the South line of Seven Oaks Subdivision; thence North 87° 48' 28" East 264.60 feet along the county road; thence South 0° 49' 21" West 219.77 feet to the point of beginning. Note: The South line of the SE 1/4 of Section 1, Township 75 North, Range 28 West of the 5th P.M. is assumed to bear due East and West.

This deed is made in conformity to, compliance with and fulfillment of Purchase Agreement between the parties hereto, dated November 28, 1986 and the Amendment thereto dated December 1, 1986, and the general warranties herein extend down to said latter date.

Purchase Agreement filed June 29, 1987 in Deed Rec. 123, Page 342 and Amendment filed June 29, 1987 in Deed Rec. 123, Page 344, 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:
POLK COUNTY,

Dated: November 23, 1988

On this 23rd day of November, 1988 before me the undersigned, a Notary Public in and for said State, personally appeared Thomas J. Tracy and Marguerite A. Tracy, husband and wife,

Thomas J. Tracy
Thomas J. Tracy (Grantor)

Marguerite A. Tracy
Marguerite A. Tracy (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.

Hazel H. Gurwell
Hazel H. Gurwell Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)