

IOWA STATE BAR ASSOCIATION
Official Form No. 102

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

REAL ESTATE TRANSFER
TAX PAID 24
STAMP #
8-79-15
Mary E. Welty
RECORDER
3-28-89 Madison
DATE COUNTY

FILED NO. 1383
BOOK 125 PAGE 420

1989 MAR 28 AM 10:00

IND.
REC
PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY IOWA

Fee \$10.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED
(Several Grantors)

For the consideration of Twenty-six Thousand Seven Hundred Fifty and no/100 (\$26,750.)
Dollar(s) and other valuable consideration, Sharon Kay Dean and Michael Dean, Wife and
Husband, Dennis Wayne Ham and Julie Ham, Husband and Wife, Betty Jean
McKeever and Monty McKeever, Wife and Husband, Eva Ann McDonald and
Ted McDonald, Wife and Husband

do hereby Convey to Dennis W. Hanson and Shirley K. Hanson, husband and
wife

the following described real estate in Madison County, Iowa:

A parcel of land in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$)
of Section Thirty-one (31), Township Seventy-four (74) North, Range
Twenty-nine (29) West of the 5th P.M., more particularly described as
follows: Commencing at the North Quarter Corner of Section Thirty-one
(31), Township Seventy-four (74) North, Range Twenty-nine (29) West, thence
N. 90°00' E. 1,320.00 feet to the point of beginning. Thence S. 00°18' W.
330.00 feet along the west line of the Northeast Quarter of the Northeast
Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section Thirty-one (31), thence S. 90°00' E. 660.00
feet, thence N. 00°18' E. 330.00 feet, thence N. 90°00' W. 660.00 feet to the
point of beginning. Contains 5.0 acres including 0.64 A. of County Road
right-of-way.

This Deed is given in partial fulfillment of the real
estate contract recorded in Book 108 at page 732.

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.

Dated: 6 MAR 1989

Sharon Kay Dean
Sharon Kay Dean (Grantor)
Michael Dean
Michael Dean (Grantor)
Dennis W. Ham
Dennis Wayne Ham (Grantor)
Julie Ham
Julie Ham (Grantor)

Betty Jean McKeever
Betty Jean McKeever (Grantor)
Monty Wallace McKeever
Monty McKeever (Grantor)
Eva Ann McDonald
Eva Ann McDonald (Grantor)
Ted McDonald
Ted McDonald (Grantor)

STATE OF Iowa)
Wapello COUNTY)

SS

On this 9th day of March, 1989, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Sharon Kay Dean and Michael Dean, 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.

Judi L. Anderson
Notary Public

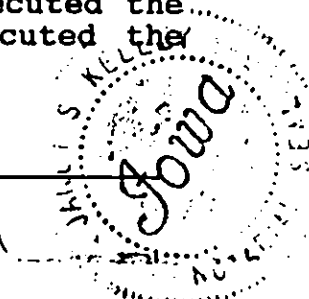


STATE OF Iowa)
Story COUNTY)

SS

On this 6th day of March, 1989, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Dennis Wayne Ham and Julie Ham, 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.

J S Kelly
Notary Public

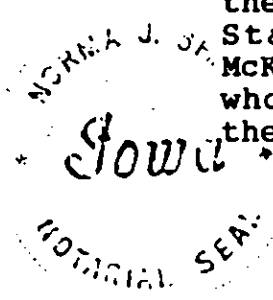


STATE OF Iowa)
Madison COUNTY)

SS

On this 18th day of March, 1989, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Betty Jean McKeever and Monty McKeever, 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.

Norma J. Shaw
Notary Public



STATE OF Iowa)
Madison COUNTY)

SS

On this 11th day of March, 1989, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Eva Ann McDonald and Ted McDonald, 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.

Samuel L. Richard
Notary Public

