

REAL ESTATE TRANSFER
TAX PAID 2.5
\$ 29.15 STAMP #
MAY E. WELTY
RECORDER
3-27-89 DATE MADISON COUNTY

COMPLETED

FILED NO. 1834
BOOK 125 PAGE 422

1989 MAR 28 AM 10:01

IND.
REC.
PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100 (\$26,750)
Dollar(s) and other valuable consideration, Dennis W. Hanson and Shirley K. Hanson,
husband and wife,

do hereby Convey to Steven Waddingham and Debbie Waddingham, 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 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 fulfillment of the real estate
contract recorded in Book 114 at page 24.

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 28, 1989

On this 28 day of March
1989, before me, the undersigned, a Notary
Public in and for said State, personally appeared _____
Dennis W. Hanson
Shirley K. Hanson

Dennis W. Hanson
Dennis W. Hanson (Grantor)

x Shirley K. Hanson
Shirley K. Hanson (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.

Susan K. Janssen Notary Public
(This form of acknowledgment for individual grantor(s) only)

SUSAN K. JANSEN
MY COMMISSION EXPIRES
4/3/91