

Transfer Tax on
Court Officer Deed

FILED NO. 2093
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89 APR 25 PM 1:52

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Trans \$5.00

IND.
REC.
PAGE

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE HUNDRED FIVE THOUSAND AND NO/100----- (\$105,000.00)
Dollar(s) and other valuable consideration, FRANCES WYATT and JOHN V. WYATT, Wife and Husband,

do hereby Convey to BEN W. JOHNSON

the following described real estate in MADISON County, Iowa:

All of our right, title and interest in and to the following-described real estate:

The North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., 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 ARKANSAS ss:
Cleburne COUNTY,
On this 10th day of April, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Frances Wyatt and John V. Wyatt

Dated: April 10th 1989

Frances Wyatt (Grantor)
John V. Wyatt (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.

Judith Ann Dodd
Commission Expires: October 24, 1991 Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)