

REAL ESTATE TRANSFER  
TAX PAID 4  
STAMP #  
\$ 87 45  
Shirley D. Henry  
RECORDER  
5-3-89 Madison  
DATE COUNTY

Fee \$5.00  
Transfer \$5.00

FILED NO. **2146**  
BOOK 125 PAGE 540  
89 MAY -2 AM 10:12  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of -----Eighty Thousand  
Dollar(s) and other valuable consideration, PAMELA ANN YATES and JAMES A. YATES, wife and  
husband,

do hereby Convey to R. LA VERE McCLEARY and MARCELLA C. McCLEARY, 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:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Eight (8), Township Seventy-  
seven (77) North, Range Twenty-nine (29), West of the 5th P.M.,  
Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract filed  
of record in the Office of the Madison County Recorder in Book 122,  
Page 339.

This Deed is exempt from declaration of value and groundwater  
hazard statement filing requirements.

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:  
POIK COUNTY,

Dated: 2/15/89

On this 15 day of FEBRUARY  
19 89, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Pamela Ann Yates and James A. Yates

Pamela Ann Yates  
(Pamela Ann Yates) (Grantor)

James A. Yates  
(James A. Yates) (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.

(Grantor)

[Signature] Notary Public

(Grantor)

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

Please  
type or  
print  
names  
under  
signa-  
ture  
as per  
Sec.  
335.2  
Code  
of Iowa