

IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID 20
STAMP # 56
65
Shirley H. Henry, Dep
RECORDER
7-28-89 Madison
DATE COUNTY

FILED NO. 164

BOOK 125 PAGE 744

89 JUL 28 PH 3: 30

Fee \$5.00
Transfer \$5.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, ROBERT W. CAIN and MILDRED L. CAIN, Husband and Wife,

do hereby Convey to JOHN S. SHAW

the following described real estate in Madison County, Iowa:

A tract of land commencing at the Southwest Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North 373 feet, thence East 310 feet, thence in a Northeasterly direction 68 feet to the West line of the public highway, thence South along the West line of said public highway 414.4 feet to the South line of said Section, thence West along said Section line 298 feet to the point of beginning containing 2.844 acre, more or less, except a roadway 66 feet wide all along the North side of this property.

This deed is given in satisfaction of a Real Estate Contract recorded in Book 120, Page 379 of the Madison County Recorder's office.

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: July 26, 1989

On this 26th day of July, 19 89, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert W. Cain and Mildred L. Cain

Robert W. Cain
Robert W. Cain (Grantor)

Mildred L. Cain
Mildred L. Cain (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.

Letty J. Miller
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantors only)

