

Compared

FILED NO. 400

BOOK 126 PAGE 31

89 AUG 31 AM 8:27

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00

Transfer \$5.00

REAL ESTATE TRANSFER  
TAX PAID 31  
STAMP #  
\$ 44.00  
Mary E. Welty  
RECORDER  
8-31-89 Madison  
DATE COUNTY

IND.   
REC.   
PAGE



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Forty Thousand Five Hundred and no/100 (\$40,500.00) - -  
Dollar(s) and other valuable consideration, Dorothy Lee Graham, single

do hereby Convey to Omer J. Dubuc and Florence A. Dubuc, husband and wife,

the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Northwest Corner of the Southwest Quarter (1/4) of the Southeast Quarter of Section 8, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence S 0°00'00" 454.81 feet to the South line of the North 13 1/2 acres of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) which is the Point of beginning; thence North 89°38'20" East 1158.02 feet along the South line of the North 13 1/2 acres of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 0°00'00" 237.30 feet; thence N 90°00'00" West 1058.00 feet; thence North 0°00'00" 100.00 feet; thence North 90°00'00" West 100.00 feet; thence North 0°00'00" 130.00 feet to the Point of Beginning containing 5.9818 acres including 0.1040 acres of county road right-of-way. Note: The West line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 8, Township 75 North, Range 28 West of the 5th P.M. is assumed to bear due North and South

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: August 30, 1989

On this 30 day of August,  
19 89 before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Dorothy Lee Graham

Dorothy L. Graham  
Dorothy Lee Graham (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)

(Grantor)

Richard F. Cochran  
Richard F. Cochran Notary Public

(Grantor)

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