

REAL ESTATE TRANSFER
 TAX PAID 3.2
 STAMP #
 \$ 41.25
 MARY E. WELTY
 RECORDER
 8-31-89 Madison
 DATE COUNTY

FILED NO. 401

BOOK 126 PAGE 32

89 AUG 31 AM 10:06

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00

Transfer \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, John Edgar Brown and Mildred Elizabeth Brown,
husband and wife

do hereby Convey to Richard W. Marsh and Mary Jo Marsh, 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 tract of land described as, to-wit: Commencing at the Southwest corner of the Northwest Fractional Quarter (1/4) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and running thence East 80 rods, thence North 40 rods, thence West 80 rods, thence South 40 rods to the place of beginning, (except a parcel of land commencing at the West Quarter corner of Section 6, Township 77 North, Range 29, West of 5th P.M., Madison County, Iowa; thence along the west line of the Northwest Quarter of said section on an assumed bearing of North 00°00'00" East a distance of 339.89 feet to the Point of Beginning; thence continuing North 00°00'00" East 321.00 feet; thence along an existing fence, South 89°43'58" East 407.10 feet; thence along an existing fence and its southerly prolongation, South 00°00'24" East 321.00 feet; thence North 89°43'58" West 407.14 feet to the Point of Beginning) containing 17 acres more or less

4125 stamps

This Deed is given in fulfillment of contract recorded in Book 117 at Page 611 on March 26, 1984, therefore no declaration of value statement or groundwater hazard statement required.

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:
GUTHRIE COUNTY,

Dated: July 20, 1989

On this 20th day of July, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared John Edgar Brown and Mildred Elizabeth Brown, husband and wife

John Edgar Brown
John Edgar Brown (Grantor)

Mildred Elizabeth Brown
Mildred Elizabeth Brown (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.

Joyce A. Hick Notary Public

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