

REAL ESTATE TRANSFER
TAX PAID <u>11</u>
STAMP #
\$ <u>81.95</u>
<i>Shirley H. Henry, Dps.</i> RECORDER
<u>9-12-89</u> <u>Madison</u> DATE COUNTY

FILED NO: 486

Fee \$5.00
Transfer \$10.00

BOOK 126 PAGE 51

89 SEP 12 AM 10:31

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Completed



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SEVENTY-FIVE THOUSAND AND NO/100----- (\$75,000.00)
Dollar(s) and other valuable consideration, MIKE HAMILTON and JUDY HAMILTON, Husband and Wife,

do hereby Convey to KENNETH LANE FRANCIS

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Eight (8) and a tract described as follows: Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), and running thence South 80 rods, thence East 80 rods, thence in a Northwesterly direction on a straight line to place of beginning; all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT commencing at the Southwest Corner of the East Half (1/2) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North along the West line of said 80 acre tract for a distance of approximately 78 rods to the point where the West line of said 80-acre tract crosses the main channel of Clanton Creek, thence South and East along the center of the channel of Clanton Creek to the point where the center of the channel of Clanton Creek crosses a line drawn from the Northwest corner to the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., thence Southeast along said line to the Southeast corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence West along the South line of said Sections Nine (9) and Eight (8) to the point of beginning, containing in all approximately 17 acres, subject to easements of record,

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: 9-9-89

On this 9 day of September, 19 89, before me, the undersigned, a Notary Public in and for said State, personally appeared Mike Hamilton and Judy Hamilton

Mike Hamilton
Mike Hamilton (Grantor)

Judy Hamilton
Judy Hamilton (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)

Fabrizio F. Corvino
Fabrizio F. Corvino Notary Public

(Grantor)

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