

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 <u>15</u>
STAMP #
<u>5120</u>
<u>Shirley G. Henry, Dep.</u>
RECORDER
<u>9-15-89</u> <u>Madison</u>
DATE COUNTY

COMPUTER

Compared

Fee \$5.00
Transfer \$5.00

IND.
REC.
PAGE

521
FILED NO. _____
BOOK 126 PAGE 64
89 SEP 15 PM 4: 12
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FORTY-SEVEN THOUSAND FIVE HUNDRED-----(\$47,500.00)
Dollar(s) and other valuable consideration, Kathryn G. Finney, Single

do hereby Convey to Greg DeTimmerman and Patricia DeTimmerman, 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:

A tract of land commencing 45.4 feet East and 60 feet North, 0° 12' West of the Southwest corner of Section Thirty-four (34) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North 0° 12' West 246.8 feet, thence North 89° 36' East 369 feet, thence South 0° 28' West 237 feet to the North right-of-way line of Iowa Highway #92, thence South 78° West 59.3 feet along said North right-of-way line, thence West 307.9 feet along said North right-of-way line to the point of beginning, containing 2.085 acres.

AND ALSO:

An easement over and across a tract of land described as follows: Ten (10) feet in width on either side of a line commencing 45.4 feet East and 155 feet North 0°12' West of the Southwest corner of Section Thirty-four (34) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence Southeasterly to a point 460 feet East of a point 45.4 feet East and 60 feet North 0° 12' West of said Southwest corner of Section Thirty-four (34), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., for the purpose of installing, maintaining, repairing and replacing a drain line serving the septic tank and basement drain of the home located on the above-described real estate.

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,
On the 15 day of September,
19 89, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Kathryn G. Finney

Dated: September 14, 1989

Kathryn G. Finney
Kathryn G. Finney (Grantor)

(Grantor)

(Grantor)

(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.

Lewis H. Jordan
Lewis H. Jordan Notary Public

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