

REAL ESTATE TRANSFER TAX PAID
Stamp # <u>11</u>
\$ <u>1595</u>
<u>Murray L. Smith</u> IN ORDER
<u>Mary E. Welty</u> COUNTY

Corrected

FILED NO. 705
BOOK 126 PAGE 117
89 OCT 10 PM 4:09

Fee \$5.00
Trans. \$5.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTEEN THOUSAND ----- (\$15,000.00)
Dollar(s) and other valuable consideration, Maurice Sullivan and Ann Sullivan, Husband and Wife,

do hereby Convey to Murray L. Smith and C. Dwight Smith

the following described real estate in Madison County, Iowa:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); ALSO
A tract of land commencing 27 1/2 feet West of the Southeast corner of the
Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), and running thence
East 27 1/2 feet to said Southeast corner, thence North 80 rods to the Northeast
corner of said 40-acre tract, thence West 9 feet, thence in a Southerly
direction in a straight line to the point of beginning; also a tract commencing
27 1/2 feet West of the Southeast corner of said 40-acre tract and running West
along the South line of said 40-acre tract to the Southwest corner thereof,
thence North 20 feet, thence East parallel with the South line of said 40-acre
tract to the West line of the tract first above-described, thence South along
the West line of said first-described tract to the point of beginning; ALSO,
including an easement for ingress and egress over and across the Southeast
Quarter (SE 1/4) of the Southwest Quarter (SW 1/4); All in Section Ten (10),
Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M.,
Madison County, Iowa.

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 WISCONSIN ss:
MILWAUKEE COUNTY,

Dated: September 23, '89

On this 23rd day of SEPTEMBER,
1989, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Maurice Sullivan and Ann Sullivan

Maurice Sullivan
Maurice Sullivan (Grantor)

Ann Sullivan
Ann Sullivan (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)

[Signature]
23-90 Notary Public
(Fits form of acknowledgment for individual grantor(s) only)

(Grantor)