

WARRANTY DEED

Know All Men by These Presents: That James A. Pratt and Marilyn J. Pratt,
husband and wife

_____ in consideration
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION
in hand paid do here Convey unto Kurt E. Urban and Tonya S. Urban, husband and wife

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate,
situated in Madison County, Iowa, to-wit:

See Exhibit "A" attached

REAL ESTATE TRANSFER TAX PAID	<u>12</u>
\$ <u>48.95</u>	STATE #
<u>Mary E. Welty</u>	RECORDER
<u>12-13-89</u>	DATE
<u>Madison</u>	COUNTY

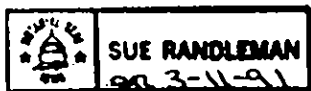
FILED NO. 1236
 BOOK 126 PAGE 226
 89 DEC 13 PM 12:30
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$10.00
 Transfer \$5.00

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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

Signed this 11 day of December, 19 89.



James A. Pratt
James A. Pratt

Marilyn J. Pratt
Marilyn J. Pratt

STATE OF IOWA, ss.
COUNTY OF _____

On this 11 day of December 19 89, before me,
the undersigned, a Notary Public in and for said County, in said
State, personally appeared James A. Pratt and
Marilyn J. Pratt, husband and wife

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.

Sue Randelman

Notary Public in and for said County.

EXHIBIT "A"

Two (2) acres in the Northeast corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast corner of the said Northeast Quarter (1/4) of the Southeast Quarter (1/4), running thence West 264 feet, thence South 330 feet, thence East 264 feet, thence North 330 feet to the point of beginning, subject to road right-of-way,

Subject to and together with any and all easements, covenants and restrictions of record,