

REAL ESTATE TRANSFER
TAX PAID 24
STAMP #
\$ 78.45
Shirley L. Henry, Dsg
RECORDER
12-22-89 Madison
DATE COUNTY

BOOK 126 PAGE 270

89 DEC 22 AM 11:14

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

IND.
REC. Fee \$5.00, Trans. \$5.00
PAGE



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SEVENTY-ONE THOUSAND SIX HUNDRED (\$71,600.00)-----
Dollar(s) and other valuable consideration, EMMERT CURTIS and HELEN CURTIS, husband
and wife,

do hereby Convey to RICHARD GROSSMAN and IVA GROSSMAN

the following described real estate in Madison County, Iowa:

Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the
Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the
East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast
Quarter (SE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast
Quarter (NE $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast
Quarter (SE $\frac{1}{4}$) all in Section Twenty-three (23), Township Seventy-
four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison
County, Iowa.

This Deed is given in fulfillment of the Contract recorded at
Deed Record 103, Page 765, Madison County, Iowa, Recorder.

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 ILLINOIS ss:
_____ COUNTY,

Dated X 12-18-89

On this 18 day of DECEMBER
1989, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Emmert Curtis and Helen Curtis

X Emmert Curtis
Emmert Curtis (Grantor)

X Helen Curtis
Helen Curtis (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.

Daniel Mathews Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)

"OFFICIAL SEAL"
DANIEL MATHEWS
Notary Public, State of Illinois
My Commission Expires 3/23/93