

REAL ESTATE TRANSFER
TAX PAID <u>31</u>
STAMP #
\$ <u>51.15</u>
<u>Mary E. Welty</u>
RECORDER
<u>2-28-90</u> <u>Madison</u>
DATE COUNTY

Completed

FILED NO. 1745
 BOOK 126 PAGE 411
 90 FEB 28 PH 3:43
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$15.00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Forty-six Thousand Six Hundred Fifty and no/100 - - -
Dollar(s) and other valuable consideration, Catherine Kilpatrick, a single person,

do hereby Convey to Vincent Wildin and Katherine Wildin,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

The South Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-five (35), and a tract of land commencing at the Southeast corner of the Southeast Quarter (1/4) of Section Thirty-four (34) and running thence West 43 1/2 rods, thence in a northeasterly direction to a point 33 rods West of the northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), thence East 33 rods, thence South to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M.; also a tract commencing at the southeast corner of the Northeast fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), and running thence West 54 rods, thence in a northeasterly direction to a point 43 1/2 rods West of the northeast corner of said Section Three (3), thence East to the northeast corner of said Section Three (3), thence South to the point of beginning; all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

This deed is in fulfillment of contract dated 2/6/70, recorded at Book 98 Page 219 in the office of the 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 IOWA, ss:
MADISON COUNTY,

Dated: February 28, 1990

On this 28th day of March, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared Catherine Kilpatrick

Catherine Kilpatrick
Catherine Kilpatrick (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.

Bonnie Darling

Bonnie Darling Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

Please type or print name under signature as per Sec 335.2 Code of Iowa

