



# WARRANTY DEED

Know All Men by These Presents: That Rex M. Wilder and Ethel Wilder, husband and wife,

in consideration\* of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS  
in hand paid do hereby Convey unto Charles Blair and Lee Blair

Grantees' Address: RFD Macksburg, Iowa  
the following described real estate, situated in Madison County, Iowa, to-wit:

The South Thirty (30) acres of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ), and the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ), all in Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P. M., in Madison County, Iowa, except Moon Cemetery, being approximately Six and Sixty-two Hundredths (6.62) acres, described as follows: Commencing Eleven (11) rods East of the Southwest corner of the Southeast Quarter of said Southwest Quarter of the Northwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ ), thence North Six Hundred Three and Six Tenths (603.6) feet, thence East Twenty-nine (29) rods to the Quarter Section line, thence South to the Southeast corner of said Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ), thence West Twenty-nine (29) rods to the place of beginning.

This deed is executed in satisfaction of a contract between the parties dated this date and will be held in escrow for delivery upon completion of said contract.

Completed

REAL ESTATE TRANSFER  
TAX PAID 28  
STAMP #  
\$ 37.46  
Mary E. Welty  
RECORDER  
2-27-74 Madison  
DATE COUNTY

FILED NO. 1734  
BOOK 126 PAGE 406  
90 FEB 27 PM 1:45

Fee \$5.00 MARY E. WELTY  
Transfer \$5.00 RECORDER  
MADISON COUNTY, IOWA

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 23rd day of August, 1974.

\* Real Estate Transfer Tax: See (The Code, 1973, Chapter 428A)

STATE OF IOWA,  
COUNTY OF UNION, } ss.

Rex M Wilder  
REX M. WILDER

Ethel C Wilder  
ETHEL WILDER

On this 23rd day of August, 1974 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Rex M. Wilder and Ethel Wilder, husband and wife,

Creston, Iowa  
(Grantors' address)

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.

Marshall F. Camp

**MARSHALL F. CAMP**  
MY COMMISSION EXPIRES  
SEPTEMBER 30, 1977

Notary Public in and for the State of Iowa

Please type or print names under signatures as per Sec. 335.2 Code of Iowa