

REAL ESTATE TRANSFER
TAX PAID 36
STAMP #
\$ 56.65
Shirley D. Henry
RECORDER
2-28-90 Madison
DATE COUNTY

FILED NO. 1744
BOOK 126 PAGE 410
90 FEB 28 PH 3:42
Fee \$5.00
Transfer \$5.00
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Fifty-two Thousand and no/100 (\$52,000.00) Dollars (s) and other valuable consideration, Bill Farlow, a/k/a B. W. Farlow, and Kathryn A. Farlow, husband and wife

do hereby Convey to Oliver J. C. Francis and Geoffrey S. Francis

the following described real estate in Madison County, Iowa:

The South Half (1/2) of the Northeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and all that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) lying South of the center of the main channel of Middle River, all in Section Sixteen (16), Township Seventy-five (75) North, of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; containing approximately 130 acres

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 27, 1990

On this 27th day of February, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Bill Farlow and Kathryn A. Farlow

Bill Farlow
Bill Farlow (Grantor)

Kathryn A. Farlow
Kathryn A. Farlow (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.

Dee Blunder
Dee Blunder Notary Public

(Grantor)
(Grantor)

(This form of acknowledgment is for individual grantor(s) only)