

IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 12
STAMP # 45
\$ 109
Mary E. Welty
RECORDER
3-20-90
DATE Madison
COUNTY

FILED NO. 1856
BOOK 126 PAGE 476
Fee \$5.00
Transfer \$20.00 90 MAR 20 PH 3:01
MAY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED THOUSAND AND NO/100-----(\$100,000.00)
Dollar(s) and other valuable consideration, N. F. HOUSTON and JOANN HOUSTON, Husband and Wife,

do hereby Convey to ROGER S. HEWETT

the following described real estate in Madison County, Iowa:

The South 30 1/2 Acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), except a tract commencing 189 feet East of the Northwest corner of said 30 1/2 Acres and running thence South 126 1/2 feet, thence East 206 feet, thence North 103 feet, thence East to the line of said 40-acre tract, thence North 23 1/2 feet, thence West to the point of beginning, used for cemetery and road to the same; and the South 30 1/2 Acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-three (23); and the North 53 1/3 Acres of the West Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-five (25); and the North 53 1/3 Acres of the East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-six (26); all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract recorded March 1, 1988, in Book 121, Page 95 of the Madison County Recorder's Office.

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: 3-16-90

On this 16th day of March, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared N. F. Houston and JoAnn Houston

N. F. Houston
N. F. Houston (Grantor)

JoAnn Houston
JoAnn Houston (Grantor)

Iowa
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.

Vicki L. Allen
Vicki L. Allen Notary Public (Grantor)

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