

REAL ESTATE TRANSFER
TAX PAID
STAMP # <u>22</u>
\$ <u>28</u> <sup>05</sup>
<u>Shirley H. Henry, Dep.</u>
RECORDER
DATE <u>4-13-90</u> COUNTY <u>Madison</u>

FILED NO. 2058

BOOK 126 PAGE 557

90 APR 13 PM 3:27

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

RECORDED



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Twenty-six Thousand and no/100 Dollar(s) and other valuable consideration, Robert Boyd and Marjorie Boyd, husband and wife

do hereby Convey to Steven R. Lull and Evelyn Kay Lull, husband and wife

the following described real estate in Madison County, Iowa:

Commencing at a point where the present dredged channel of Clanton Creek crosses the East line of the Northeast Quarter (1/4) of Section Twelve (12), being 707 feet more or less South of the Northeast corner of said Section Twelve (12), thence South on the East line of said Section to the Southeast corner of said Northeast Quarter (1/4) of said Section, thence West on the Quarter Section line 62 rods, thence North 18 rods, thence East parallel to the Quarter Section line 18 rods, thence North 25° and 12' East, 29 7/8 rods to a point 36 4/11 rods South of the North line of the Southeast Quarter (1/4) Northeast Quarter (1/4) and 31 1/5 rods West of the East line thereof, thence West parallel to the South line of the Northeast Quarter (1/4) 23 4/5 rods, thence North 455 feet more or less to the above mentioned channel of Clanton Creek, thence following said channel in a Northeasterly direction to the point of beginning, in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

This Deed is in fulfillment of a real estate contract dated November 19, 1976 and filed for record on November 19, 1976 in Book 106 at Page 215, 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: 4-13-1990

On this 13<sup>th</sup> day of April, 19 90, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Boyd and Marjorie Boyd

Robert J. Boyd  
Robert Boyd (Grantor)

Marjorie Boyd  
Marjorie Boyd (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.

Ruth Flander  
Ruth Flander Notary Public

(Grantor)

(Grantor)

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