

FILED NO. 1331

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89 DEC 27 PM 1:49

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$10.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE DOLLAR (\$1.00)
Dollar(s) and other valuable consideration, Joan M. Hardy, formerly known as Joan Powell, and
Raymond J. Hardy, Wife and Husband

do hereby Convey to Joan M. Hardy

the following described real estate in Madison County, Iowa:

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) except two (2) acres in a square form out of the Southwest corner thereof, and the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twelve (12), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

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: December 27, 1989

On this 27 day of December, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Joan M. Hardy and Raymond J. Hardy

Joan M. Hardy
Joan M. Hardy (Grantor)

Raymond J. Hardy
Raymond J. Hardy (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.

(Grantor)

(Grantor)

Joan K. Kapp
Notary Public
(This form of acknowledgment for individual grantor(s) only)