

1431

FILED NO. _____

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Fee \$5.00
Transfer \$5.00

90 JAN -9 PH 3: 28

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One and no/100 (\$1.00) -----
Dollar(s) and other valuable consideration, Eugene Armstrong and Eloise Armstrong,
husband and wife,

do hereby Convey to Timothy J. Armstrong

the following described real estate in Madison County, Iowa:

An undivided one-half (1/2) interest in:

A parcel of land in Government Lot Four (4) in Section Seven (7),
Township Seventy-seven (77) North, Range Twenty-six (26) West of the
5th P.M., Madison County, Iowa, more particularly described as
follows:

Commencing at the Southeast Corner of Government Lot Four (4) in
Section Seven (7), Township Seventy-seven (77) North, Range
Twenty-six (26) West of the 5th P.M., thence S 84°57'W 1002.61
feet along the South line of said Government Lot Four (4) to the
point of beginning; thence N 0°00' 440.06 feet, thence N 90°00'W
288.55 feet, thence S 06°32'W 255.03 feet, thence S 12°02'E 64.4
feet, thence S 16°33'E 155.1 feet, thence N 84°57'E 261.39 feet
along the South line of said Government Lot Four (4) to the
point of beginning. Said parcel contains 3.09 acres, more or
less, including 0.24 acres, more or less, of county road
right-of-way,

subject to all easements and restrictions of record.

This deed is given pursuant to §428A.2(11), Code of Iowa (1989);
hence no revenue stamps are required.

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 acknowledgement 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:

DATED: January 5, 1990

5th COUNTY,
On this 5th day of January,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Eugene Armstrong and Eloise
Armstrong, husband and wife,

Eugene Armstrong
Eugene Armstrong (Grantor)

Eloise Armstrong
Eloise Armstrong (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

[Signature]
Notary Public

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

(Grantor)

(Grantor)