

253,875.00

REAL ESTATE TRANSFER
TAX PAID 11
STAMP # 85
\$ 278
Mary E. Welty
RECORDER
1-17-90 Madison
DATE COUNTY

FILED NO. 1480

BOOK 126 PAGE 344

90 JAN 17 AM 11:52

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$16.00, Trans \$15.00



WARRANTY DEED
(Several Grantors)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Exchange of Real Estate
Dollar(s) and other valuable consideration, Robert Ausberger and
Joyce Ausberger, Husband and Wife, and
James Ausberger, Single

do hereby Convey to Earnest R. Benner and Barbara Jean Benner, Husband
and Wife as Joint Tenants with full rights of survivorship and not as tenants in
common

the following described real estate in Madison County, Iowa:

The South Half, Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) Section Twenty-eight
(28), Township Seventy-five (75) North, (Except that portion thereof
located West of Clanton Creek as the Creek was located on
October 8, 1978);

The Northwest Quarter (NW $\frac{1}{4}$); the Southwest Quarter Northeast
Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); The West Half Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$);

The East Half Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$); The Northwest Quarter
Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$); and the Southwest Quarter Southwest
Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) all in Section Thirty-three (33) Township
Seventy-five (75) North, and the Northwest Fractional Quarter
(NW Fr. $\frac{1}{2}$), Section Four (4) Township Seventy-four (74) North,
all in Range Twenty-six (26) 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.

Dated: January 17, 1990

James Ausberger (Grantor)

(Grantor)

(Grantor)

(Grantor)

Robert Ausberger (Grantor)
Joyce Ausberger (Grantor)

(Grantor)

(Grantor)

OVER

STATE OF IOWA , GREENE COUNTY, ss:

On this 17th day of January , 19 90 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Robert Ausberger and Joyce Ausberger and James Ausberger

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.



Randall Handley
Notary Public

STATE OF ARIZONA , MARICOPA COUNTY, ss:

On this _____ day of January , 19 90 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared James Ausberger

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.

Notary Public

STATE OF _____ , _____ COUNTY, ss:

On this _____ day of _____ , 19 _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____

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.

Notary Public

WARRANTY DEED

TO

Entered upon transfer books and for taxation this 17 day of January , 19 90
By Joan Welch Auditor
Becky McDonald Deputy
Fee \$15.00

Filed for record, indexed and delivered to County Auditor this 17 day of January , 19 90 at 11:52 o'clock A M., and recorded in Deed Rec. 126, page 344 of Madison County Records. Recorder's fee \$ 10.00 PAID. Auditor's fee \$ 15.00 PAID.
Mary E. Welch Recorder
By _____ Deputy

WHEN RECORDED RETURN TO

Return To
Tony
Calmer
5049
Atty