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| REAL ESTATE TRANSFER | |
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| STAMP # <u>4</u> | |
| \$ <u>111 65</u> | |
| <u>Mary E. Welty</u> | |
| RECORDER | |
| <u>2-2-90</u> | <u>Madison</u> |
| DATE | COUNTY |

FILED NO. 1579
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Fee \$5.00
Transfer \$10.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Hundred Two Thousand and no/100-- DOLLARS
Dollar(s) and other valuable consideration,
Roy L. Berch and Martha Berch, husband and wife,

do hereby Convey to Richard Grossman

the following described real estate in Madison County, Iowa:

The East Half of the Southwest Quarter, except the East 33 1/3 rods of the South 24 rods thereof, and the West Half of the Southwest Quarter except the North one acre thereof, of Section Three (3), and the East One-fourth of the Southeast Quarter of Section Four (4), in Township Seventy-four (74) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa.

This deed is given in fulfillment of the contract recorded at Deed Record 104. Page 563, Madison County, Iowa, Recorder.

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: January 23, 1990

On this 23 day of January 1990, ~~10-89~~, before me, the undersigned, a Notary Public in and for said State, personally appeared Roy L. Berch and Martha Berch

Roy L. Berch
Roy L. Berch (Grantor)

Martha Berch
Martha Berch (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)

Kim Mathes
Notary Public

(Grantor)

(This form of acknowledgment for individuals is not to be used for corporations.)

