

REAL ESTATE TRANSFER
TAX PAID
STAMP # <u>21</u>
\$ <u>25.30</u>
<u>Mary E. Welty</u>
RECORDER
<u>2-23-90</u> <u>Madison</u>
DATE COUNTY

FILED NO. 1686
BOOK 126 PAGE 387
90 FEB 20 PH 3:51

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$10.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER'S USE

For the consideration of TWENTY-THREE THOUSAND FIVE HUNDRED--(\$23,500.00)----
Dollar(s) and other valuable consideration, SHARON HUFF and LARRY HUFF, wife and husband,

do hereby Convey to WILLIAM FREEMAN and SHIRLEY D. FREEMAN

the following described real estate in Madison County, Iowa:

The South Half of the Southwest Quarter of the Southeast Quarter of Section Nine (9) and the North 38 acres of the Northwest Quarter of the Northeast Quarter and a tract described as commencing 22 rods and 6 feet South of the Northwest corner of the Northeast Quarter of the Northeast Quarter and running thence East 40 feet, thence South 53.53 rods, thence West 40 feet, thence North 53.53 rods to the place of beginning, in Section Sixteen (16), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of the Real Estate Contract recorded in Book 104, Page 788.

Sharon Huff is the sole and only child of Roy V. Trumbauer and Bernita T. Trumbauer, both of whom are deceased, there being no other predeceased children leaving children surviving.

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: 2-16-90

On this 16 day of February, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Sharon Huff and Larry Huff

Sharon Huff
Sharon Huff (Grantor)

Larry Huff
Larry Huff (Grantor)

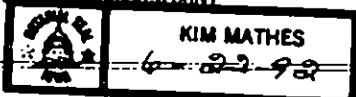
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

R. R. #3 - Box 169
(Grantor)

Kim Mathes
Notary Public

Winterset, IA 50273
(Grantor)

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



DEED REC. 126