

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 35.75
Mary E. Welty
RECORDER
9-6-90 Madison
DATE COUNTY

FILED NO. 551

BOOK 128 PAGE 111

90 SEP -6 AM 10:47

Compared

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 (\$1.00)
Dollar(s) and other valuable consideration, William C. Yager and Martha A. Yager, husband and wife,

do hereby Convey to Patrick J. Sullivan and Peggy J. Sullivan, 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 East Three-fourths (3/4) of the North Half (1/2) of the Northwest Quarter (1/4) of Section Nine (9), and a tract of land in the South Half (1/2) of the Southwest Quarter (1/4) of Section Four (4), more particularly described as follows:
Beginning at the South Quarter (1/4) Corner of Section Four (4), thence South 89°51'02" West 1,994.99 feet along the South line of the Southwest Quarter (1/4) of said Section Four (4), thence North 00°02'52" West 469.25 feet, thence North 89°51'02" East 1,994.99 feet to the East line of said Southwest Quarter (1/4), thence, along said East line, South 00°02'52" East 469.25 feet to the point of beginning, said tract of land contains 21.491 acres, all in Township Seventy-four (74) North, Range Twenty-eight (28) 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:
POLK COUNTY,

Dated: July 18 1990

On this 18th day of July 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared William C. Yager and Martha A. Yager, husband and wife,

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.

Lowell L. Yager
Lowell L. Yager

Notary Public

William C. Yager
William C. Yager (Grantor)

Martha A. Yager
Martha A. Yager (Grantor)

(Grantor)

(Grantor)

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