

IOWA STATE BAR ASSOCIATION
Official Form No. 103

FOR THE LEGAL EFFECT OF THE USE
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REAL ESTATE TRANSFER
TAX PAID <u>8</u>
STAMP #
\$ <u>53</u>
<i>Mary E. Welty</i> RECORDER
<i>4-19-90</i> DATE
<i>Madison</i> COUNTY

FILED NO. 2202
BOOK 126 PAGE 600
90 MAY -3 AM 10:51

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



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---Forty-nine Thousand
Dollar(s) and other valuable consideration, ORPHA C. VAN ALSTINE, a single person,

do hereby Convey to CRAIG NEWTON and MARILYN NEWTON, 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:

A tract of land commencing at a point 1099.9 feet West of the North Quarter (¼) corner of Section Nineteen (19), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 0°25' West 935.5 feet, thence East 47.7 feet, thence South 0°15' East 344.7 feet, thence West 250.6 feet to a point on the West line of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Nineteen (19), thence North 0°15' West 1280.2 feet along said West line to the North line of said Section, thence East 213.8 feet to the point of beginning, containing 6.4577 acres including 0.1618 acres of county road right-of-way.

This Deed is given in fulfillment of a Real Estate Contract dated April 17, 1980, and filed of record April 18, 1980, in the Office of the Madison County Recorder in Book 114, Page 16. This transfer is in fulfillment of a recorded real estate contract; therefore, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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: April 19th, 1990

On this 19th day of April, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared Orpha C. VanAlstine, a single person,

Orpha C. Van Alstine
(Orpha C. VanAlstine) (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

(Grantor)

Dean R. Nelson
(Dean R. Nelson) Notary Public

(Grantor)

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

(Grantor)