

REAL ESTATE TRANSFER  
TAX PAID 30  
STAMP #  
\$ 12 65  
Shirley D. Henry  
RECORDER  
5-11-90 Madison  
DATE COUNTY

FILED NO. 2284  
BOOK 126 PAGE 624  
90 MAY 11 AM 11:33  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

**WARRANTY DEED — JOINT TENANCY**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of TWELVE THOUSAND AND NO/100----- (\$12,000.00)  
Dollar(s) and other valuable consideration, RICHARD MCMICHAEL and PATRICIA MCMICHAEL, Husband  
and wife,

do hereby Convey to BRUCE R. SIMMONS and KATHERINE S. SIMMONS

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 in the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence along the North line of the Northeast Quarter (¼) of said Section Twenty-one (21), South 86°54'38" West 1,382.45 feet to the point of beginning, thence continuing along said North line, South 86°54'38" West 1,253.76 feet to the North Quarter (¼) Corner of said Section Twenty-one (21), thence South 00°02'32" East 1,328.20 feet, thence North 86°43'02" East 1,281.93 feet, thence North 01°15'03" West 1,322.68 feet to the point of beginning; said tract of land contains 38.538 acres, including 1.347 acres of County road right-of-way.

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: May 10, 1990

On this 10 day of May, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared  
Richard McMichael and  
Patricia McMichael

Richard M. Michael  
Richard McMichael (Grantor)  
Patricia M. Michael  
Patricia McMichael (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)  
\_\_\_\_\_  
(Grantor)

Steven P. Hess Notary Public  
(This form of acknowledgment for individual grantor(s) only)



for Deed Correcting  
name of grantee  
see Deed Rec 136-708