

REAL ESTATE TRANSFER	
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STAMP #	
\$ 50 60	
<i>Mary E. Welty</i>	
RECORDER	
6-1-90	<i>Madison</i>
DATE	COUNTY

Compared

Fee \$5.00
Transfer \$5.00

FILED NO. **2499**
BOOK 55 PAGE 787
90 JUN -1 PM 1:14
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FORTY-SIX THOUSAND FIVE HUNDRED AND NO/100----- (\$46,500.00)
Dollar(s) and other valuable consideration, BRUCE G. AUSTIN and MARY E. AUSTIN, Husband and
Wife,

do hereby Convey to LARRY D. ANDERSON and ANN M. ANDERSON

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 66 feet West and 142 feet South of the Northwest Corner of Block Two (2) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa, being 363 feet West of the East line of Section Twenty-three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence West 132 feet, thence South 66 feet, thence East 132 feet, thence North 66 feet to the point of beginning.

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: June 1, 1990

On this 1st day of June, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared Bruce G. Austin and Mary E. Austin

Bruce G. Austin

Bruce G. Austin, (Grantor)

Mary E. Austin

Mary E. Austin (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)

Kimberly Townsend

Kimberly Townsend Notary Public

(Grantor)

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