

Contract in Deeds Rec 120-339

IOWA STATE BAR ASSOCIATION
Official Form No.103 (Trade-Mark Registered, Date of Issue, 1967)

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER



WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That _____

John W. Peterson and Lila A. Peterson, husband and wife,

_____ in consideration of the sum of
One Dollar and other valuable consideration,

in hand paid do hereby Convey unto _____

Steven A. Harris and Shirley A. Harris, husband and wife,

Address of Grantees: 8538 East Desert Steppes, Tucson, Arizona 85710

As Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate,
situated in Madison County, Iowa, to-wit:

East Three-fourths of the North Half of the Northwest Quarter of the Northwest Quarter (E 3/4 N 1/2 NW 1/4 NW 1/4) and the Southeast Quarter of the Northwest Quarter of the Northwest Quarter (SE 1/4 NW 1/4 NW 1/4) and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except a parcel of land in the SW 1/4 NW 1/4 of said Section 35, more particularly described as follows: Commencing at the Northeast corner of the NW 1/4 NW 1/4 of said Section 35, thence South 1507.94 feet along the East line of the W 1/2 NW 1/4, thence N 84° 15' 34" West 132.13 feet to the westerly right-of-way of relocated U.S. Highway 169, being the point of beginning; thence continuing N 84° 15' 34" West 168.26 feet, thence South 08° 30' 49" West 427.81 feet; thence S 84° 15' 34" East 213.95 feet to said westerly right-of-way; thence along said right-of-way N 12° 54' 05" East 118.06 feet (recorded as N 12° 28' East 116.9 feet); thence N 00° 04' 54" East 189.14 feet (recorded as N 00° 18' 30" East 186.3 feet); thence N 04° 03' 30" West 123.73 feet to the point of beginning, containing 2 acres, more or less; and except that part thereof heretofore conveyed for highway purposes, and also subject to easements of record.

REAL ESTATE TRANSFER
TAX PAID <u>4</u>
<u>35</u> STAMP #
\$ <u>20</u>
<u>Mary E. Welty</u>
RECORDER
<u>11-4-85</u> <u>Madison</u>
DATE COUNTY

2711

Compared FILED NO. _____

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Trans \$5.00

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warranty and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 31st day of October, 19 85.

STATE OF IOWA

COUNTY OF Guthrie

On this 31st day of October, A. D. 19 85, before me the undersigned, a Notary Public in and for said

County and said State, personally appeared _____

John W. Peterson and
Lila A. Peterson

John W Peterson
John W. Peterson

Lila A Peterson
Lila A. Peterson

620 West Jefferson
Osecola, Iowa 50213

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.

Rebecca H. ...
Notary Public in and for said County and said State.

Address of Grantors

Photo type or print names under signatures as per Sec. 138.9 Code of Iowa