

IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

REAL ESTATE TRANSFER
TAX PAID 13
STAMP #
\$ 32.45
Mary E. Welty
RECORDER
7-10-90 Madison
DATE COUNTY

FILED NO. 82
BOOK 126 PAGE 786
90 JUL 10 AM 11:30

Fee \$5.00
Transfer \$5.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of one
Dollar(s) and other valuable consideration, Dorothy Sarwin and Miles J. Spencer, wife and
husband,

do hereby Convey to Terry L. Thomas and Sheila Thomas, 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 North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast
Quarter ($\frac{1}{4}$) of Section Two (2) in Township Seventy-seven
(77) North, Range Twenty-eight (28) West of the 5th P.M.,
Madison County, Iowa.

This Deed is given in fulfillment of a real estate contract dated June 9, 1979
and recorded in Book 109, at Page 79 of the records of the Madison County Recorder.
Notwithstanding any warranties herein, express or implied, said warranties extend
to date of contract only.

Exempt from Declaration of Value and Groundwater #1.

Attach revenue stamps in the amount of \$ 32.45.

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: June 19, 1990

On this 19 day of June
1990, before me the undersigned, a Notary
Public in and for said State, personally appeared
Dorothy Sarwin and Miles J. Spencer,
wife and husband,

Dorothy Sarwin
Dorothy Sarwin (Grantor)

Miles J. Spencer
Miles J. Spencer (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.

Eric H. Burmeister
Notary Public

(Grantor)

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