

IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 165
Mary E. Welty
RECORDER
8290
DATE Madison
COUNTY

NO
RECORD

FILED NO. 253

BOOK 128 PAGE 14

90 AUG -2 PH 1:53

Fee \$ 5.00
Transfer \$5.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Thousand Six Hundred Seventy-five-----(\$1,675.00)
Dollar(s) and other valuable consideration, Glenn Hartz, Single

do hereby Convey to Craig W. Cross and Rebecca Renee Cross

the following described real estate in Madison County, Iowa:

Commencing at a point 321 feet North of the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 87°56' East 258.62 feet, thence North 00°00' 300 feet, thence Northwesterly to a point 215 feet East and 921 feet North of said Southwest Corner of said Northeast Quarter (NE $\frac{1}{4}$), thence West 215 feet to the West line of said Northeast Quarter (NE $\frac{1}{4}$), thence South 00° 00' 600 feet to the place of beginning.

This deed is given in fulfillment of a real estate contract dated July 31, 1989, and recorded on August 9, 1989, in Book 125, Page 777, in the office of the Madison County Recorder.

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,
On this 19 day of August,
1990, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Glenn Hartz

Dated: July 20, 1990

Glenn Hartz (Grantor)

(Grantor)

(Grantor)

(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.

Lewis H. Jordan Notary Public
(This form of acknowledgment for individual grantor(s) only)