



Fee \$5.00
Transfer \$5.00

324
FILED NO. _____
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90 AUG 13 PH 1:34
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Twenty Thousand Dollars and NO/100 (\$20,000.00)
Dollar(s) and other valuable consideration, Merrill Crase and Dortha A. Crase, Husband
and Wife

do hereby Convey to Teddy D. Hartman

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Northwest Quarter (1/4)
of the Northwest Quarter (1/4) of Section Twelve
(12), in Township Seventy-six (76) North, Range
Twenty-eight (28) West of the 5th P.M., Madison
County, Iowa,

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: August 11, 1990

On this 11 day of August,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Merrill Crase and Dortha A. Crase

Merrill Crase
Merrill Crase (Grantor)

Dortha A. Crase
Dortha A. Crase (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)

William E. Davis
Notary Public

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