

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 <u>15</u> STAMP #
\$ <u>15.95</u>
<i>Shirley H. Hendry</i> RECORDER
<u>8-9-90</u> <u>Madison</u> DATE COUNTY

FILED NO. 310
 BOOK 56 PAGE 110
 90 AUG -9 AM 11:04
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Fifteen Thousand and no/100 (\$15,000.00) - - - - -
Dollar(s) and other valuable consideration, Ava Lea Edwards, single

do hereby Convey to Richard C. Mountain

the following described real estate in Madison County, Iowa:

Lots Numbered 89, 89½, 106, 107, 108 and 109 in Block Nine (9)
of Mack's Addition to Macksburg, Madison County, Iowa

This Deed is in fulfillment of a real estate contract recorded
July 3, 1984 in Book 51 at Page 764

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

DATED: July 31, 1990

ss:

MADISON COUNTY,

On this 31st day of July,
1990, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Ava Lea Edwards

Ava Lea Edwards
Ava Lea Edwards (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

Beth Frander
Beth Frander Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)

(Grantor)