



FILED NO. 894

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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 the exchange of real estate
Dollar(s) and other valuable consideration, JOE F. BANKS and ADA E. BANKS, Husband and Wife,

do hereby Convey to RUSSELL J. LITTLE and ALBERTA R. LITTLE

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

Lot One (1) of the Subdivision of the West Half (1/2) of the Northeast Quarter (1/4) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown by the plat and survey thereof recorded in Deed Record 8, at page 284, of the Records of said County, except about 2 acres from the Northwest Corner of said lot lying North and West of Middle River, AND the East 50 feet of Lot Three (3) as per plat of subdivision of the West Half (1/2) of the Northeast Quarter (1/4) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., dated February 24, 1873, and recorded in Deed Record 8 at Page 284 thereof, more particularly described as a tract commencing 14.36 rods East and 64 rods and 14 links South of the Northwest corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 19 rods, thence North 70°40' East 17 rods and 2 links, thence North 19 rods, thence South 70°40' West 17 rods and 2 links to the place of beginning, containing 2 acres, more or less.

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: Oct 22, 1990

On this 22 day of October, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared
Joe F. Banks and Ada E. Banks

Joe F. Banks
Joe F. Banks (Grantor)

Ada E. Banks
Ada E. Banks (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.

Just B. Olson
Notary Public

(Grantor)
(Grantor)
(Grantor)

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

