

35,000

FILED NO. 1085

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90 NOV 16 PH 4:14

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$ 5.00
Transfer \$ 5.00

REAL ESTATE TRANSFER TAX PAID <u>16</u>
STAMP #
\$ <u>37</u>
<u>Mary E. Welty</u> RECORDER
<u>11-16-90</u> DATE
<u>Madison</u> COUNTY



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, and exchange of other real estate,
GERALD D. LEHMER and CAROL L. LEHMER, Husband and Wife,

do hereby Convey to MERLYN R. HAMMOND and BRIDGETTE C. HAMMOND

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 (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4), except beginning at a point 84.4 feet East and 44.3 feet South of the Northwest corner thereof, thence South 39°02' West 47.63 feet, thence South 378 feet, thence East 183 feet, thence North 124 feet, thence East 144 feet, thence North 267 feet, thence West to the point of beginning, containing 2 1/2 acres more or less, and also except 1.8 acres public highway, all in Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

Beginning at a point 84.4 feet East and 44.3 feet South of the Northwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 39°02' West 47.63 feet, thence South 378 feet, thence East 183 feet, thence North 124 feet, thence East 144 feet, thence North 267 feet, thence West to the Place of Beginning

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: Nov. 15, 1990

On this 15 day of November, 1990 before me the undersigned, a Notary Public in and for said State, personally appeared
Gerald D. Lehmer and
Carol L. Lehmer

Gerald D. Lehmer (Grantor)
Carol L. Lehmer (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.

[Signature] Notary Public

(Grantor)

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

