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| REAL ESTATE TRANSFER |
| TAX PAID <u>14</u> |
| STAMP # |
| \$ <u>17.70</u> |
| <u>Mary E. Welty</u> |
| RECORDED |
| <u>11768</u> |
| DATE <u>Madison</u> |
| COUNTY |

FILED NO. 1082
 BOOK 128 PAGE 268
 90 NOV 16 PM 4:10
 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 SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100--- (\$17,500.00)
Dollar(s) and other valuable consideration, TIMOTHY BEELER and MARCIA BEELER, Husband and
Wife,

do hereby Convey to GERALD D. LEHMER and CAROL LEE LEHMER

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 ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), 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 $\frac{1}{2}$ 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.

This Deed is given in fulfillment of a Real Estate Contract recorded in Book 120, Page 666 of the Recorder's office of 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 27, 1990

On this 27 day of August, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared Timothy Beeler and Marcia Beeler

[Signature]
Timothy Beeler (Grantor)

[Signature]
Marcia Beeler (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)

[Signature]
Carol Knapp Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)