

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>3.5</u>
STAMP #
\$ <u>65 45</u>
<i>Mary E. Welby</i> RECORDER
<u>11-30-90</u> <u>Madison</u> DATE COUNTY

FILED NO. 1179
BOOK 128 PAGE 302
90 NOV 30 PM 1:54

MARY E. WELBY
RECORDER
MADISON COUNTY, IOWA

Fee \$ 5.00
Transfer \$ 5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Sixty Thousand and no/100 (\$60,000.00) - - - - -
Dollar(s) and other valuable consideration, Omer K. Payne and Olive B. Payne,
husband and wife

do hereby Convey to Timothy R. Strain and Carmen R. Strain, husband and ;
wife, as joint tenants with full rights of survivorship and
as tenants in common

the following described real estate in Madison County, Iowa: .

North Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six
(26), Township Seventy-seven (77) North, Range Twenty-eight (28)
West of the 5th P.M., Madison County, Iowa

IOWA
STATE BAR ASSOCIATION
BOX 48
DES MOINES, IOWA 50319

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: November 29, 1990

ss: MADISON COUNTY,

On this 29th day of November,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Omer K. Payne and Olive B.
Payne.

Omer K. Payne
Omer K. Payne (Grantor)

Olive B. Payne
Olive B. Payne (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.

LEONARD H. FLANDER Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)