

187.55 - transfer tax

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 25
STAMP #
\$ 187
Mary E. Welty
RECORDER
11-27-90
DATE COUNTY

FILED NO. 1132
BOOK 128 PAGE 289
90 NOV 27 PM 2: 30

Fee \$5.00
Transfer \$5.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED SEVENTY-ONE THOUSAND AND NO/100---- (\$171,000.00)
Dollar(s) and other valuable consideration, E. MARRET EDWARDS and PATRICIA D. EDWARDS, Husband and
Wife,

do hereby Convey to RONALD J. SONS

the following described real estate in Madison County, Iowa:

The North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$); the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); and the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$); and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), all in Section Thirteen (13), in Township Seventy-four (74) North, of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract recorded in Book 105, Page 353 of the Madison County Recorder's Office.

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: November 27, 1990

On this 27 day of November, 19 90, before me, the undersigned, a Notary Public in and for said State, personally appeared
E. Marret Edwards and
Patricia D. Edwards

E. Marret Edwards
E. Marret Edwards (Grantor)
Patricia D. Edwards
Patricia D. Edwards (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
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)