

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 44  
STAMP #  
\$ 144.10  
Mary E. Welby  
RECORDER  
12-14-90 Madison  
DATE COUNTY

FILED NO. 1247  
BOOK 128 PAGE 318  
90 DEC 14 PM 4:00  
HARRY CLEVELY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$10.00  
Transfer \$5.00



SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of One Hundred Thirty-one Thousand Five Hundred and no/100 (\$131,500.00) Dollar(s) and other valuable consideration, Charlotte L. Scheid and Herbert W. Scheid, wife and husband, and Harriett F. Edmunds and James A. Edmunds, wife and husband

do hereby Convey to Howard P. Downs

the following described real estate in Madison County, Iowa:

The Southwest One-fourth of the Northeast Quarter (SW $\frac{1}{4}$  NE $\frac{1}{4}$ ) and the South One-half of the Northwest Quarter (S $\frac{1}{2}$  NW $\frac{1}{4}$ ) except one-half acre in the Northwest corner thereof; all in Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa.

This Warranty Deed is given in fulfillment of a Real Estate Contract recorded August 21, 1990, in Book 128 on page 41, in the office of the Madison County, Iowa, Recorder.

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 CALIFORNIA

DATED: November 15, 1990

SS: ORANGE COUNTY,

On this 15 day of November, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared CHARLOTTE L. SCHEID AND HERBERT W. SCHEID

Charlotte L. Scheid  
Charlotte L. Scheid (Grantor)

Herbert W. Scheid  
Herbert W. Scheid (Grantor)

Harriett F. Edmunds  
Harriett F. Edmunds (Grantor)

James A. Edmunds  
James A. Edmunds (Grantor)

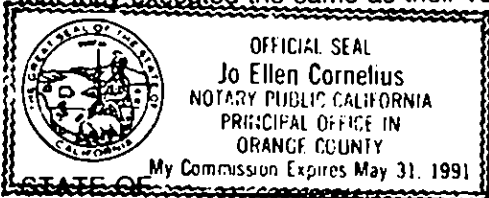
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

90 Ellen Cornelius  
Notary Public  
(This form of acknowledgement for individual grantor(s) only)

STATE OF CALIFORNIA, ORANGE COUNTY, ss:

On this 15 day of November, 19 90 before me, the undersigned, a Notary Public in and for said State, personally appeared CHARLOTTE L. SCHEID, HERBERT W. SCHEID, HARRIETTE F. EDMUNDS, AND JAMES A. EDMUNDS

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.

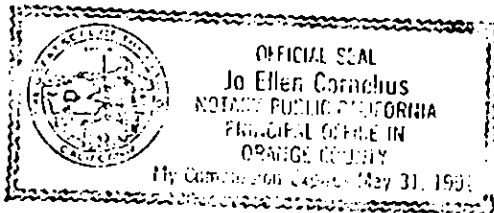


Jo Ellen Cornelius  
Jo Ellen Cornelius, Notary Public

STATE OF \_\_\_\_\_ COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

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.



\_\_\_\_\_, Notary Public

**WARRANTY DEED**

TO

Entered upon transfer books and for taxation this 14 day of December, 19 90 By Jean Willich Auditor Bucky McDonald Deputy

Filed for record, indexed and delivered to County Auditor this 14 day of December, 19 90 at 4:00 o'clock P. M., and recorded in Deed Rec. 128 page 318

of Madison County Records. Recorder's fee \$ 5.00 PAID. Auditor's fee \$ 5.00 PAID. Mary E. Welty Recorder By \_\_\_\_\_ Deputy

WHEN RECORDED RETURN TO

J. O. V. 2K