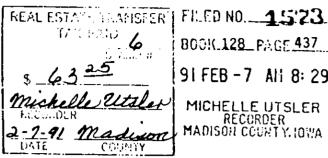
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IOWA STATE BAR ASSOCIATION Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER COMPARED

Fee \$5.00 Transfer \$5.00



BOOK 128 PAGE 437 91 FEB -7 Ali 8: 29 MICHELLE UTSLER

MADISON COUNTY, 10WA

## **WARRANTY DEED**

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of <u>Fifty-seven Thousand Seven Hundred Fifty and No/100--</u> (\$57,750)Dollar(s) and other valuable consideration, Ermabeth Crow, single,

William C. Mitchell and Sharon K. Mitchell, as joint do hereby Convey to tenants with full right of survivorship and not as tenants in common,

the following described real estate in \_

Madison

County, Iowa:

The South 115.20 acres of the Southwest Fractional Quarter (1/4) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except the South 32 rods of the West 47.3 rods thereof, and except that part heretofore conveyed for highway purposes,

DECLARATION OF VALUE NOT REQUIRED. EXEMPTION NO. 1 APPLIES.

This Deed is given in fulfillment of a real estate contract dated 11/24/70 and recorded 12/8/70 at Deed Record 101, Page 199, Madison Co.,

Towa 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:	Dated: <u>January</u> / 5 , 1991
On this	Ermabeth Crow (Grantor)
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged	(Grantor)
that they executed the same as their voluntary act and deed.	(Grantor)
Motary Public  (This form of acknowledgment for individual grantor(s) or MANDRA J. WOR  MY COMMISSICH EXP	

Clowa State Bar Association