

REAL ESTATE TRANSFER TAX PAID	6
\$	63 <sup>25</sup>
<i>Michelle Utsler</i>	RECORDER
2-7-91	Madison
DATE	COUNTY

FILED NO. 1523  
 BOOK 128 PAGE 437  
 91 FEB -7 AM 8:29  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Fee \$5.00  
 Transfer \$5.00



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

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

do hereby Convey to William C. Mitchell and Sharon K. Mitchell, as joint  
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., Iowa 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:  
Jefferson COUNTY,

Dated: January 15, 1991

On this 15th day of January,  
 19 91, before me, the undersigned, a Notary Public  
 in and for said State, personally appeared \_\_\_\_\_

Ermabeth Crow  
 Ermabeth Crow (Grantor)

Ermabeth Crow

\_\_\_\_\_  
 (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)

Sandra J. Worley  
 Notary Public

\_\_\_\_\_  
 (Grantor)

(This form of acknowledgment for individual grantor(s) is void if not signed by a Notary Public whose commission expires on 2-10-91)