

Fee \$5.00  
Transfer \$5.00

REAL ESTATE TRANSFER  
TAX PAID 7  
STAMP #  
\$ 59.25  
Michelle Utzler  
RECORDER  
2-7-91 Madison  
DATE COUNTY

FILED NO. 1574  
BOOK 128 PAGE 438  
91 FEB -7 AM 8:30  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPARED



SPACE ABOVE THIS LINE  
FOR RECORDER

WARRANTY DEED

For the consideration of Fifty-four Thousand Seven Hundred Sixty and no/100 (\$54,760.00) Dollar(s) and other valuable consideration, William C. Mitchell and Sharon K. Mitchell, husband and wife

do hereby Convey to Maurice D. Mitchell

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,

This Deed is in fulfillment of a real estate contract dated January 14, 1972 and filed January 21, 1972 in Book 102 at page 79 in the Madison County, 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 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: February 5, 1991

SS:

MADISON COUNTY,

On this 5th day of February, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared William C. Mitchell and Sharon K. Mitchell

William C. Mitchell  
William C. Mitchell (Grantor)

Sharon K. Mitchell  
Sharon K. Mitchell (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.

John E. Casper Notary Public  
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)