

6930

1/7/91:GKD:jad

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

REAL ESTATE TRANSFER
TAX PAID <u>8</u>
STAMP #
\$ <u>6930</u>
<u>Michelle Utzler</u>
RECORDER
<u>2-7-91 Madison</u>
DATE COUNTY

FILED NO. 1525

BOOK 128 PAGE 439

91 FEB -7 AM 8:31

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

COMPAPER



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Sixty-three Thousand Three Hundred Sixteen and No/100
Dollar(s) and other valuable consideration, (\$63,316)

Maurice D. Mitchell and Phyllis Mitchell, husband
and wife,

do hereby Convey to John Charles Spera and Carol Lynn Spera, 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 115.2 acres of the Southwest Fractional
Quarter (1/4) of Section Thirty-one (31) in Town-
ship 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
1/24/72 and recorded 1/26/72 at Deed Record 102, Page 85, 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 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: January 21, 1991

On this 21st day of January,
19 91, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Maurice D. Mitchell and
Phyllis Mitchell

Maurice D. Mitchell
Maurice D. Mitchell (Grantor)

Phyllis Mitchell
Phyllis 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.

Jane A. Dawson
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

