

REAL ESTATE TRANSFER
TAX PAID 20
STAMP # 15
\$ 16.7
Shirley H. Henry
RECORDER
2-22-91 Madison
DATE COUNTY

FILED NO. 1668
BOOK 128 PAGE 477
91 FEB 22 PM 3:01
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

COMPARED



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE Dollar(s) and other valuable consideration, Juanita Crawford, a single person and surviving spouse of Denison H. Crawford

do hereby Convey to Nicholas W. Price and Doreen A. Price, Husband and Wife, as tenants in common

the following described real estate in Madison County, Iowa:

The North Half (N $\frac{1}{2}$) of the Southwest Fractional Quarter (SW Fr $\frac{1}{4}$), except the East 21 $\frac{1}{2}$ feet thereof, of Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.

This Deed is in fulfillment of a real estate contract dated September 30, 1987 and filed November 16, 1987 in Book 123-649 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 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: Tama COUNTY,

Dated: October 2, 1987

On this 2nd day of October, 1987; before me, the undersigned, a Notary Public in and for said State, personally appeared Juanita Crawford, a single person and surviving spouse of Denison H. Crawford

Juanita A. Crawford
Juanita Crawford (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)

(Grantor)

Janice R. Upm
Notary Public

(Grantor)

(This form is for individual grantor(s) only)
JANICE R. UPM
COMMISSION EXPIRES
12-15-1988

DEED RECORD 128

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