



WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That JOHN F. GODBY and JAN B. GODBY, husband and wife,

_____ in consideration of the sum of
---Eight Thousand and no/100ths

in hand paid do hereby Convey unto JIMMY L. LEMON and TERESA A. LEMON, husband and wife,

Address of Grantees: 640 N.E. 5th Street, P.O. Box 68, Earlham, IA 50072

As Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate, situated in Madison County, Iowa, to-wit:

A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 7, Township 77 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa and a part of Lot 17 E.F. Allen's Addition to the City of Earlham, Madison County, Iowa, more particularly described as follows:

Beginning at the North Quarter Corner of Section 7, T77N, R28W of the 5th P.M., Madison County, Iowa; thence, along the East line of Cherry Street, North 00°15'06" East 124.26 feet to the NW. Corner of Lot 17, B.F. Allen's Addition and the South line of the C.R.I.&P. Railroad; thence Easterly 378.53 feet along said South line and a curve concave Northerly, having a radius of 5779.65 feet, a central angle of 03°45'09" and a chord bearing South 81°08'13" East 378.46 feet; thence South 01°17'43" West 875.97 feet; thence South 90°00'00" West 373.00 feet to the East line of Taylor's Addition; thence, along said East line North 01°17'43" East 810.00 feet to the Point of Beginning. Said parcel of land contains 7.732 acres.

COMPARED

FILED NO: 1827
BOOK 56 PAGE 517
91 MAR 13 PH 3:41
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$10.00

REAL ESTATE TRANSFER
TAX PAID
STAMP # 27
\$ 8.25
Michelle Utsler
RECORDER
3-13-91 Madison
DATE COUNTY

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 12th day of March, 1991.

STATE OF IOWA
COUNTY OF MADISON

John F. Godby
(John F. Godby)
Jan B. Godby
(Jan B. Godby)

On this 12th day of March, A. D. 1991, before me the undersigned, a Notary Public in and for said County and said State, personally appeared John F. Godby and Jan B. Godby

Iowa

Do hereby certify that the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same, as their voluntary act and deed.

Susan Apple
(Susan Apple)

R. R. 3, Box 60, Earlham, IA 50072
Address of Grantors

DEED RECORD 56 517

Please type or print names under signatures as per Sec. 335.2 Code Iowa