

999

FILED NO. _____
BOOK 129 PAGE 270
91 OCT 14 AM 9:55
MICHELLE E. HAYLER
RECORDER
MADISON COUNTY IOWA
Fee \$5.00
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID
STAMP # 15
\$ 62.90
Michelle Eitel
RECORDER
10-14-91 Madison
DATE COUNTY

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, Mabel Banks, widow and unremarried,

do hereby Convey to Richard Knust, single,

the following described real estate in Madison County, Iowa:

A parcel of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 75 North, Range 26 West of the 5th P.M., Iowa, described as: Commencing at the N. $\frac{1}{4}$ Cor. of Sec. 10-T75N-R23W of the 5th P.M., and being the point of beginning. Thence S.00°00' 750.00 feet along the $\frac{1}{4}$ Sec. Line, thence N.85°29'E. 300.00 feet, thence N.00°00'750.00 feet, thence S.85°29'W. 300.00 feet along the section line to the point of beginning. Said parcel contains 5.15 Acres including 0.60 Acres of county road right of way.

This deed is in fulfillment of a Real Estate Contract filed April 30, 1984, at 3:41 PM, Book 117, Page 703, Madison County Records.

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: September 20, 1991

SS: MADISON COUNTY,
On this 30 day of August ~~September~~
1991, before me, the undersigned, a Notary Public
in and for said State, personally appeared Mabel Banks
widow and unremarried (Grantor)

I declare 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.
Beverly A. Anderson Notary Public (Grantor)
(This form of acknowledgement for individual grantor(s) only)