

Fee \$5.00
Transfer \$5.00

FILED NO. 1165
BOOK 129 PAGE 312
91 NOV -5 PM 3:31
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Fifty-two Thousand Five Hundred and no/100 (\$52,500.00)
Dollar(s) and other valuable consideration, Hazel Findley, single

do hereby Convey to Michael J. Carlton

the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4), except a tract described as follows: Beginning at the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and running thence East 40 rods, thence North 3 rods, thence Northwesterly in a straight line to a point on the West line of said Northeast Quarter (1/4) of Southwest Quarter (1/4) 13 rods North of the Place of Beginning, thence South to the Place of Beginning; all in Section Twenty (20), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M.

This deed is in fulfillment of a real estate contract recorded in the Madison County, Iowa Recorder's Office in Book 115 at page 390

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.

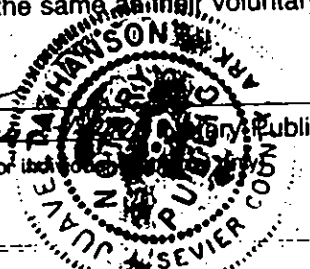
STATE OF ARKANSAS
ss:
SEVIER COUNTY,
On this 28 day of October,
19 91, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Hazel Findley

DATED: October 28, 1991

Hazel Findley
Hazel Findley (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.

Quartus Hanson
Notary Public
(This form of acknowledgement for use in Arkansas is provided by the Arkansas State Bar Association)



(Grantor)

(Grantor)

(Grantor)