

FILED NO. 2412

BOOK 128 PAGE 767

91 MAY 23 AM 11:28

COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$15.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One Dollar
~~(\$1.00)~~ and other valuable consideration, Roy F. Dwyer and Wanona A. Dwyer, husband and wife,

do hereby Convey to Roy F. Dwyer and Wanona A. Dwyer, husband and wife, as tenants
in common,

the following described real estate in Madison County, Iowa:

The Southeast Quarter (SE $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) and the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), All that part of the East Three-fourths (E.3/4) of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) lying and being South of the main channel of Middle River; All in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

And

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty (20), and the West half (W $\frac{1}{2}$) and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) and the West 67 acres of the Northeast Quarter (NE $\frac{1}{4}$), except Railroad right-of-way of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., in Madison County, Iowa, containing 961 acres, more or less. Subject to the rights of Sellers under one certain Land Contract dated March 1, 1990 and duly recorded in the Office of the Madison County Recorder.

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: May 2, 1991

ss:

ADAIR COUNTY,

On this 2nd day of May,
1991, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Roy F. Dwyer and Wanona A. Dwyer,
husband and wife,

Roy F. Dwyer
Roy F. Dwyer (Grantor)

Wanona A. Dwyer
Wanona A. Dwyer (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

[Signature]
Notary Public



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

(Grantor)

(Grantor)