

REAL ESTATE TRANSFER
TAX PAID 14
STAMP #
\$ 28 / 105
Michelle Utzler
RECORDER
6-14-91 Madison
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 2561
BOOK 56 PAGE 657
91 JUN 14 AM 11:53
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SEVENTY-TWO THOUSAND AND NO/100-----(\$72,000.00)
Dollar(s) and other valuable consideration, DAN BERRY and ANNE M. BERRY, Husband and Wife,

do hereby Convey to LARRY LANTZ and MAUREEN ROACH, HUSBAND and WIFE

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

A tract of land commencing 20 feet East and 508.3 feet North of the Southwest Corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 89°05' East, 172 feet, thence North 148.05 feet, thence South 89°30' West, 172 feet, thence South 152.3 feet to the point of beginning, containing .59 acres, more or less.

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:
MADISON COUNTY,

Dated: 6-3-91

On this 3 day of May June
1991, before me the undersigned, a Notary
Public in and for said State, personally appeared
Dan Berry and Anne M. Berry, Husband
and Wife

Dan Berry
Dan Berry (Grantor)

Anne M. Berry
Anne M. Berry (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)

Steven R. Weeks
Notary Public



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