



# SPECIAL WARRANTY DEED

Know All Men by These Presents: That Sweeney Redden & Sweeney Agency, Inc., d/b/a The Sweeney Company

\_\_\_\_\_ in consideration of the sum of one dollar and other valuable consideration in hand paid do hereby Convey unto Hal Sweeney & E. Shirley Sweeney, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common,

Grantees' Address: \_\_\_\_\_  
the following described real estate situated in Madison County, Iowa, to-wit:

NW 1/4 of Section 11, W 1/2 of the NE 1/4 of Section 11, Township 74 North, Range 26 West 5th P.M. Madison County, Iowa, EXCEPT the real estate deeded to the State of Iowa in one certain Warranty Deed which was recorded in the Madison County Recorder's Office in Book 88, Page 513, AND EXCEPT the real estate shown in one certain Condemnation Proceeding dated August 24, 1974, filed October 16, 1974, in Book 111, Page 134, in the Madison County Recorder's Office.

The conveyance herein is subject to the tenancy rights, if any, of Brad Sweeney and Becky Sweeney and is also subject to The Sweeney Company retaining an easement over the east thirty feet of the conveyed real estate for ingress and egress purposes to real estate owned by The Sweeney Company which adjoins the conveyed real estate.

And the Grantors do Hereby Covenant with the said Grantees and successors in interest to Warrant and Defend the said premises against the lawful claims of all persons claiming by, through or under them, 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 acknowledgement hereof, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Signed this 30 day of July, 19 91

Sweeney Redden & Sweeney Agency, Inc.  
d/b/a The Sweeney Company

*Will P. Sweeney, U.P.*

STATE OF IOWA }  
COUNTY OF \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_  
before me, the undersigned, a Notary Public in and for said County  
and State, personally appeared \_\_\_\_\_

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.

\_\_\_\_\_  
Notary Public in and for  
said County and State.

REAL ESTATE TRANSFER TAX PAID <u>29</u>	Fee \$10.00 Transfer \$5.00
STAMP # <u>\$ 247.20</u>	FILED NO. <u>342</u>
<i>Michelle Utsler</i> RECORDER	BOOK 129 PAGE 90
DATE <u>7-30-91</u> COUNTY <u>Madison</u>	91 JUL 30 PH 3:26

Fort Worth, Texas  
Address of Grantor(s)

Please type or print name under signature as per Section 335.9 Code of Iowa

CHANGED

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYER

STATE OF IOWA, WARREN COUNTY, ss:

On this 30 day of July, A.D. 1991, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared William P. Jensen and \_\_\_\_\_ to me personally known, who, being by me duly sworn, did say that they are the Urie President and \_\_\_\_\_ respectively, of said corporation executing the within and foregoing instrument to which this is attached, that ~~(no seal has been procured by the said)~~ corporation; that said instrument was signed **(and sealed)** on behalf of (the seal affixed thereto is the seal of said)

said corporation by authority of its Board of Directors; and that the said William P. Jensen and \_\_\_\_\_ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



IOWA STATE BAR ASSOCIATION  
Official Form No. 12 (Trade-Mark Registered, State of Iowa, 1967)  
This Printing: May, 1979

William P. Jensen  
[Signature]  
Notary Public in and for said County and State.

(Sections 500.20 and 500.20, Code of Iowa)  
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