

FILED NO. 437

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91 AUG -9 AM 9:05

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration, VIOLA L. STEGALL, a single person,

do hereby Convey to DENNIS G. STEGALL

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

Lot Ten (10) and the North Half (N $\frac{1}{2}$) of Lot Eleven (11), Urquhart Place, Earlham, Madison County, Iowa.

This is a transfer between parent and child without actual monetary consideration for the private partition of property; therefore, it is exempt from the Iowa real estate transfer tax. This deed is exempt from declaration of value and groundwater hazard statement filing requirements.

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: August 7, 1991

On this 7th day of August,
19 91, before me, the undersigned, a Notary Public
in and for said State, personally appeared, Viola L. Stegall

Viola L. Stegall
(Viola L. Stegall) (Grantor)

(Grantor)

(Grantor)

(Grantor)

Identical persons named in and who
acknowledged the same as their voluntary act and

(Gerald H. Braland) Notary Public

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