THE IOWA STATE BAR ASSOCIATION Official Form No. 101 FOR THE LEGAL EFFECT OF THE USE COMPARED

REAL ESTATE TRANSFER TAX PAID STAMP RECORDER 8-20-91 modeso COUNTY

the following described real estate in ...

Fee \$5.00 Transfer \$5.00

\_County, lowa:

533 FILED NOTE:

BOOK. 129 PAGE 140

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MICHELLE BISLER RECORDER MADISON COUNTY, 10WA



## **WARRANTY DEED**

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of Eighty-two Thousand Five Hundred and no/100 (\$82,500.00) Dollar(s) and other valuable consideration, Randall D. Jeffs and Denise K. Jeffs, husband and wife do hereby Convey to Alan D. Vine and Patricia A. Vine, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common

<u>Madison</u>

All that part of the South Half (1) of the Northwest Quarter (1) of Section Seventeen (17), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying east of the public highway in it's present location consisting of 10 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF,	DATED: <u>August 16, 1991</u>
MADISON COUNTY, On this _/6 day ofAugust , 19.91 , before me, the undersigned, a Notary Public in and for said State, personally appeared	Randall D. Jeff (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	Denise K. Jeffs (Grantor)
act and deed.  Lorraine Kile  Notary Public	(Grantor)
(This form of acknowledgement for Individual grantor(s) only)	(Grantor
8/19/94	101 WARRANTY DEEC

74

\*The lows State Bar Association This Printing January, 1991