

REAL ESTATE TRANSFER
TAX PAID 10
STAMP #
\$ 103.20
RECORDED
DATE 8-29-91 COUNTY Madison

FILED NO. 630
BOOK 129 PAGE 158
91 AUG 29 PM 2:44

COMPARED



WARRANTY DEED — JOINT TENANCY

Fee \$10.00 Transfer \$5.00

For the consideration of SIXTY-FIVE THOUSAND AND NO/100----- (\$65,000.00)
Dollar(s) and other valuable consideration, JAMES D. TRACY and GLORIA J. TRACY, Husband and
Wife; DIANNA MAE JAMISON, formerly known as DIANNA MAE TRACY, and JAMES JAMISON,
Wife and Husband,
do hereby Convey to LAWRENCE C. SHANNON and KATHLEEN E. SHANNON

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

A parcel of land in the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as: Beginning at the Southeast corner of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section, South 85°59'10" West 1317.18 feet to the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); thence along the West line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), North 00°34'11" West 660.00 feet; thence North 86°00'15" East 1323.73 feet to the East line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); thence along said East line, South 00°00'00" East 660.00 feet to the Point of Beginning, containing 19.96 acres, more or less, including public roads, and 18.49 acres, more or less, excluding public roads. Bearings are based on the East line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), which is assumed to bear due South.

This deed is given in fulfillment of a Real Estate Contract recorded in Book 128, Page 736 of the Madison County Recorder's office.

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: Aug 27, 1991

On this 27 day of Aug, 1991, before me the undersigned, a Notary Public in and for said State, personally appeared James D. Tracy and Gloria J. Tracy;
~~DIANNA MAE JAMISON and JAMES JAMISON~~
X

James D. Tracy (Grantor)

Gloria J. Tracy (Grantor)

Dianna Mae Jamison (Grantor)

James C. Jamison (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.

James B. Oliver Notary Public

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



STATE OF IOWA :

Madison COUNTY: :ss

On this 27 day of Aug., 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Jamison, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed, for the uses and purposes therein set forth.



Jerrold B. Oliver
Notary Public in and for the State of Iowa

STATE OF IOWA :

Johnson COUNTY: :ss

On this 28th day of Aug, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dianna Mae Jamison, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed, for the uses and purposes therein set forth.

Jean K. Mooney
Notary Public in and for the State of Iowa



- Commission expires 8/26/94