

51,075.00

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

Fee \$10.00
Transfer \$5.00

REAL ESTATE TRANSFER TAX PAID <u>12</u> STAMP #
\$ <u>81.60</u> <i>Michelle Utzler</i>
RECORDER <u>9-13-91</u> <u>Madison</u> DATE COUNTY

FILED NO. 754
 BOOK 129 PAGE 201
 91 SEP 13 PM 12:04
 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA
COMPARED



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ONE AND NO/100 DOLLARS (\$1.00)
Dollar(s) and other valuable consideration, Bonnie J. Morrow and Charles A. Morrow, husband and wife

do hereby Convey to Lloyd Keith Sparks and Judith Ann Sparks, husband and wife

the following described real estate in Madison County, Iowa:

See attached Exhibit "A"

Deed is given in satisfaction of a real estate contract dated September 19, 1986, filed September 23, 1986 in Deed Record Book 122 on page 358 in the office of the Madison County Recorder.

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 IOWA,
ss:
MADISON COUNTY,

DATED: August 26, 1991

On this 26th day of August,
19 91, before me, the undersigned, a Notary Public
in and for said State, personally appeared
BONNIE J. MORROW and CHARLES A.
MORROW

Bonnie Morrow

BONNIE J. MORROW (Grantor)

Charles A. Morrow

CHARLES A. MORROW (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

Beth H. ...

Beth H. ... Notary Public
(This form of acknowledgement is for legal grantor(s) only)

(Grantor)

(Grantor)

EXHIBIT "A"

ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO:

The Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-nine (29) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa,

AND

The West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) EXCEPT commencing at the Southwest corner of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28), running thence East 7.50 chains, thence North 6.66 chains, thence West 7.50 chains, thence South 6.66 chains to the point of beginning, and EXCEPT a tract of land commencing 7.5 chains East of the Southwest corner of Section Twenty-nine (29) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence East 5 chains 33 links, thence North 2 chains 67 links, thence West 5 chains 33 links, thence South 2 chains 67 links to the point of beginning, Madison County, Iowa, all in Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,