

28,100.00

91060236

# WARRANTY DEED (JOINT TENANCY)

KNOW ALL MEN BY THESE PRESENTS: That Lloyd K. Sparks and Judith Ann Sparks, husband and wife

\_\_\_\_\_ , in consideration of the sum of One Dollar And Other Valuable Consideration in hand paid do hereby Convey unto Jarius Fritz and Cynthia R. Fritz, husband and wife

As Joint Tenants with Full Rights of Survivorship, and not as Tenants In Common, the following described real estate, situated in Madison County, Iowa, to-wit:

See Attached Legal Description

COMPARED

REAL ESTATE TRANSFER TAX PAID
STAMP # <u>13</u>
\$ <u>44.00</u>
<u>Michelle Utzler</u>
RECORDER
DATE <u>9-13-91</u> COUNTY <u>Madison</u>

FILED NO. 755  
BOOK 129 PAGE 203  
91 SEP 13 PM 12:10  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Fee \$10.00  
Transfer \$5.00

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 27 day of August 19 91.

Lloyd K. Sparks  
Lloyd K. Sparks  
Judith Ann Sparks  
Judith Ann Sparks

## ACKNOWLEDGEMENT

STATE OF IOWA )

) SS

COUNTY OF \_\_\_\_\_ )

On this 27 day of AUGUST, A.D. 19 91, before me, the undersigned, a Notary Public in and for The State of Iowa, personally appeared Lloyd K. Sparks and Judith Ann Sparks, husband and wife

to me known to be the person S named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Dennis Becker  
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

A parcel of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-nine (29) West of the 5th P.M., Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter Corner of Section Twenty-nine (29) West of the 5th P.M., Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the South line of said Section Twenty-nine (29) West of the 5th P.M., South 90°00'00" West 468.04 feet to the Point of Beginning; thence, continuing along said South line, South 90°00'00" West 396.00 feet, thence North 00°00'00" 440.00 feet; thence North 90°00'00" East 396.00 feet, thence South 00°00'00" 440.00 feet to the Point of Beginning. Said parcel of land contains 4.000 Acres, including 0.364 Acres of County Road Right of Way.