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Rev Transfer Tax \$55.20
Rev Stamp# 32

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Individual's Name Street Address City Phone

Address tax statement: Roy W. & Julia A. Foley, 2675 Millstream Avenue, Peru, Iowa 50222. SPACE ABOVE THIS LINE FOR RECORDER

1721 Hwy 92, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----Thirty-five Thousand
Dollar(s) and other valuable consideration,
MARY LOU FOLEY, a single person,

do hereby Convey to
ROY WILLIAM FOLEY and JULIA ANN FOLEY, husband and wife.

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

Beginning at the East ¼ corner of Section 30, Township 75 North, Range 27 West of the 5th P.M., thence West 1325.38 feet to the point of beginning, thence S 0°08' West 1460.0 feet; thence in a westerly direction 216.0 feet; thence northerly 127.5 feet along present fence line; thence westerly 122.0 feet; thence northerly 1316.0 feet along present fence line to the center line of the East and West road; thence in an easterly direction 355.0 feet to the point of beginning and containing 9.804 acres, more or less, exclusive of the present established highway. Note: The North line of the Northeast Quarter of the Southeast Quarter of Section 30-75-27 is assumed to bear due East and West.

This deed is released from escrow and delivered to the grantees in fulfillment of a real estate contract by and between the grantor and grantees recorded in Book 2005, Page 1698, in the Office of the Recorder of Madison County, Iowa. Since this deed is given in fulfillment of a recorded real estate contract, this transfer 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, Dated: April 1, 2005

MADISON COUNTY, ss:

On this 1st day of April, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Lou Foley

Mary Lou Foley
Mary Lou Foley (Grantor)

(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

(Grantor)

Samuel H. Braland

(Grantor)

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