

REAL ESTATE TRANSFER TAX PAID
 STAMP # 1
 \$ 66.40
Michelle Utsler
 RECORDER
1-2-96 Madison
 DATE COUNTY

REC \$ 5.00
 AND \$ 5.00
 R.M.F. \$ 1.00

FILED NO. 1820

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96 JAN -2 PH 2:32

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

CONFIRMED
 INDEXED
 COUNTY

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Forty-one thousand four hundred seventy-five & no/100 Dollar(s) and other valuable consideration, (\$41,475.00)
William C. Morse and Velda M. Morse, husband and wife,

do hereby Convey to
Don R. Yonker and Karen S. Yonker,

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

The North Half (1/2) of the Southwest Quarter (1/4) of Section Eleven (11) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT A parcel of land described as commencing at the Northwest Corner of the Southwest Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence South along the west line of said Southwest Quarter (1/4) 1153.2 feet to the Point of Beginning; thence East 316.4 feet; thence South 160.0 feet; thence West 316.4 feet to the west line of said Southwest Quarter (1/4), thence North 160.0 feet to Point of Beginning containing 1.1621 acres including 0.1621 acres of County Road Right-of-Way.

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
MADISON COUNTY, ss:

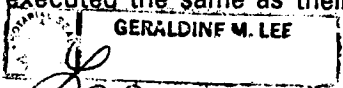
Dated: 12-28-95

On this 28 day of December, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared William C. Morse and Velda M. Morse

William C. Morse
 William C. Morse (Grantor)

Velda M. Morse
 Velda M. Morse (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.

 GERALDINE M. LEE

Geraldine M. Lee
 Geraldine M. Lee

(Grantor)

(Grantor)

Notary Public

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