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AUD \$ 5.00
R.M.F. \$ 1.00
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FILED NO. 1959
BOOK 138 PAGE 227
97 NOV 20 PM 2:14
MICHELLE UTILES
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of SIXTY-TWO THOUSAND FIVE HUNDRED (\$62,500) Dollar(s) and other valuable consideration, CHARLES L. CLARK, Single,

do hereby Convey to ELLIOT BADE,

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the West Three-Fourths (3/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except Parcel "C", more particularly described as follows: Beginning at the northwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 89°50'48" East along the North line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Seven (7), 413.64 feet; thence South 01°32'24" West, 373.76 feet; thence South 89°57'23" West, 824.54 feet; thence North 01°32'38" East, 373.25 feet to a point on the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7), thence North 89°59'44" East along the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Seven (7), 410.90 feet to the Point of Beginning. Said excepted parcel contains 7.062 acres, including 0.802 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

Dated: 11-18-97

ss: MADISON COUNTY, On this 18th day of Nov, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles L. Clark

Charles L. Clark (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)

(Grantor)

Robert C. Duff Notary Public

(Grantor)

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

