

71,000

REAL ESTATE TRANSFER TAX PAID
TAX PAID <u>39</u>
STAMP #
\$ <u>112.80</u>
<i>Michelle Utzler</i>
RECORDER
<u>1-14-94</u> <i>Madison</i>
DATE PRESENTS COUNTY

WARRANTY DEED -- JOINT TENANCY

THE STATE OF IOWA §
COUNTY OF MADISON § KNOW ALL MEN BY THESE PRESENTS §

That We, CAROLD RINARD and BETTY L. RINARD, Trustees under Trust Agreement dated January 10, 1985, of the County of Lubbock and State of Texas for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other valuable consideration to the undersigned paid by the grantee(s) herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto LAWRENCE W. KELLER and RAMONA J. KELLER, all of the following described real property in Madison County, Iowa, to-wit:

A parcel of land in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as:

COMMENCING at a point 506.76 feet North of the Southwest corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4);

THENCE South 88 00'00" East 1073.92 feet;

THENCE North 02 00'00" West 304.48 feet;

THENCE West 649.68 feet;

THENCE South 02 00'00" West 220 feet;

THENCE North 88 00'00" West 405.53 feet to the West line of said Northeast Quarter (1/4);

THENCE South 61.13 feet to the point of beginning, containing 5 acres, more or less, including public road, and 4.915 acres, more or less, excluding public road, and reserving therefrom the West 300 feet for an ingress and egress easement.

Subject to easements and restrictions of record. All mineral rights belong to CAROLD RINARD or heirs.

COMPUTER ✓
RECORDED ✓
COMPARED ✓

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 1901
BOOK 132 PAGE 438
94 JAN 19 AM 9:33
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee(s), their heirs, successors, and assigns forever; and we do hereby bind ourselves and our heirs, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee(s), their heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

This Deed is in fulfillment of that certain Contract dated October 31, 1984, filed for record on November 7, 1984, in Book 118, Page 297.

EXECUTED this 10th day of December, 1993.

GRANTORS:

Carol D. Rinard Trustee
CAROLD RINARD, Trustee

Betty L. Rinard Trustee
BETTY L. RINARD, Trustee

STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 10th day of December, 1993, by CAROLD RINARD and BETTY L. RINARD, as Trustees under Trust Agreement dated January 10, 1985.

Rebecca H. Watkins
Notary Public, State of Texas

