

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 04289

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

COUNTER ✓
RECORDED ✓
COMPARED ✓

FILED NO. 2607

BOOK 134 PAGE 238

95 APR 13 PM 2: 17

REC \$ 10.00

AUD \$ 5.00

R.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration,
CAROL H. THOMAS, a single person,

do hereby Convey to
NIOL E. THOMAS

the following described real estate in Madison County, Iowa:

For the Legal Description, see Exhibit "A" attached hereto and by this reference incorporated herein.

This conveyance is a gift from parent to child and is therefore an exempt transaction.

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 6th, 1995

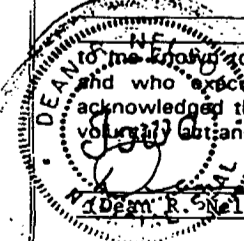
MADISON COUNTY, ss:
On this 6th day of April,
1995, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Carol H. Thomas (Grantor)

Carol H. Thomas
(Grantor)

(Grantor)

(Grantor)

(Grantor)



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.

Dean R. Nelson
Notary Public

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

*For Paul & Carol Thomas
138-1846
10-14-97*
*For Carol & Paul Thomas
138-1846
10-30-97*

EXHIBIT "A"

LEGAL DESCRIPTION

The South part of the Southwest Quarter of the Northwest Quarter of Section 5, Township 77 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 5, T77N, R28W of the 5th P.M., Madison County, Iowa; thence along the West line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 5, North 00°33'52" West, 373.35 feet; thence North 90°00'00" East, 810.42 feet; thence North 00°00'00", 65.82 feet; thence North 90°00'00" East 514.71 feet to the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence, along said East line, South 00°06'11" West to the Southeast Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 90°00'00" West, 1320.65 feet to the point of beginning, and containing 12.115 Acres including 1.511 Acres of County Road Right of Way, EXCEPT Commencing at the West Quarter Corner of Section 5, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the South line of the Northwest Quarter of said Section on an assumed bearing of North 90°00'00" East a distance of 708.05 feet to the point of beginning; thence continuing along said South line, North 90°00'00" East 123.72 feet; thence North 00°53'43" West 163.84 feet; thence South 89°52'43" West 122.01 feet; thence South 00°17'21" East 163.56 feet to the point of beginning, containing 0.462 acres, more or less, including road, and 0.320 acres, more or less, excluding public road.