

REAL ESTATE TRANSFER  
TAX PAID 24  
STAMP #  
\$ 76.00  
Michelle Utsler  
RECORDER  
1-23-97 Madison  
DATE COUNTY

REC 10.00  
AUD 5.08  
R.M.F. \$ 1.00  
COMPUTER   
RECORDED   
INDEXED

FILED NO. 1971  
BOOK 137 PAGE 171  
97 JAN 23 PM 3:07  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information JOHN E. CASPER 223 EAST COURT AVE, P.O. BOX 67 WINTERSET, IA 50273  
Individual's Name Street Address City 462-4912 Phone



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Forty-eight thousand dollars and 00/100  
Dollar(s) and other valuable consideration,  
William C. Umphress and Christine Lynn Umphress, husband and wife, and  
Thomas B. Umphress and Lea Ann Umphress, husband and wife,

do hereby Convey to  
Matthew S. Heckman

the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the North Three-fourths (3/4) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three (23) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of the Southwest Quarter (1/4) Northwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northwest Corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-three (23); thence on an assumed bearing of South 00°03'55" East along the West line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) a distance of 25.00 feet to the point of beginning; thence North 89°34'24" East 338.76 feet; thence South 00°39'22" East 1263.40 feet; thence North 90°00'00" West 351.78 feet to the West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-three (23); thence North 00°03'55" West along said West line 1260.80 feet to the point of beginning. Said excepted tract contains 10.00 acres and is subject to a Madison County Highway Easement over the westerly 0.96 acres thereof.

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 Oregon

Dated: December 31, 1996

SS:

Lane COUNTY,

On this 31 day of December,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
William C. Umphress and  
Christine Lynn Umphress

William C. Umphress  
William C. Umphress (Grantor)

CHRISTINE LYNN UMPHRESS  
Christine Lynn Umphress (Grantor)

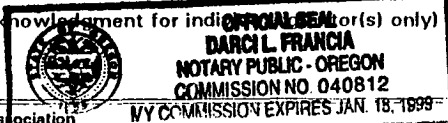
to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

Thomas B. Umphress  
Thomas B. Umphress (Grantor)

Darci L. Francia  
Notary Public

Lea Ann Umphress  
Lea Ann Umphress (Grantor)

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



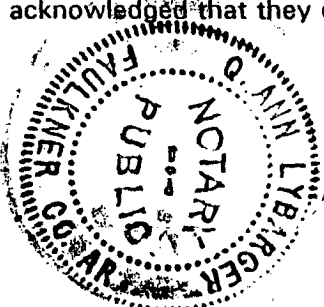
DEED RECORD 137

171

STATE OF Arkansas , Faulkner COUNTY, ss:

On this 31 day of December , 19 96 before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas B. Umphress and Lea Ann Umphress

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.



J. Ann Lybarger  
Expires 9/10/2002  
Notary Public

STATE OF \_\_\_\_\_ , \_\_\_\_\_ COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_ , 19 \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared

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.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public