

Document 2008 3047

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LISA SMITH, COUNTY RECORDER
MADISON IOWA



WARRANTY DEED
THE ICWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273 (515) 462-4912

Taxpayer Information: (Name and complete address)

Lance Vrana
275 Bechtold Drive
Hallsville, Texas 75650

✓ **Return Document To:** (Name and complete address)

John E. Casper
P.O. Box 67
Winterset, Iowa 50273

Grantors:

Lec R. Hill

Grantees:

Lance Vrana

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Forty-Eight Thousand and 00/100ths----- (\$48,000.00)

Dollar(s) and other valuable consideration,

LEE R. HILL, a Single Person,

do hereby Convey to

LANCE VRANA,

the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Southwest Fractional Quarter (SW Fr 1/4) and the Southeast Quarter (1/4), and all of the South Half (1/2) of the Northwest Fractional Quarter (NW Fr 1/4) lying South of a line described as follows: Commencing at the Southeast (SE) corner of the North Half (1/2) of the Northwest Fractional Quarter (NW Fr 1/4), thence South 00°17'59" East, 201.47 feet to the centerline of the County road, and the Point of Beginning of said line; thence along said centerline, South 79°29'34" West, 235.54 feet; thence Westerly 296.70 feet along a 571.20 foot radius curve, concave Northerly, having a central angle of 29°45'42" and a long chord bearing North 85°37'35" West, 293.38 feet; thence departing said centerline, South 40°48'47" West, 89.62 feet; thence South 14°30'54" West, 86.51 feet; thence South 65°35'21" West, 447.80 feet; thence South 69°26'05" West, 81.45 feet to the West line of said Northwest Fractional Quarter (NW Fr 1/4), all in Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. All as per Plat of Survey recorded in Book 2, Page 333 in the Office of the Madison County, Iowa Recorder, EXCEPT that part of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the southeast corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Six (6); thence on an assumed bearing of South 00°37'58" East along the east line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) 202.77 feet to the centerline of a Madison County Highway and the point of beginning; thence South 79°29'34" West along said centerline 235.59 feet; thence westerly along said centerline and along a tangential curve concave to the north, radius 571.20 feet, central angle 21°43'30", 216.58 feet, chord bearing North 89°38'41" West thence South 25°36'06" East 40.61 feet to the south line of a Madison County Highway; thence South 00°00'00" East 961.90 feet; thence North 90°00'00" East 440.87 feet to the east line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4); thence North 00°37'58" West along said east line 1040.21 feet to the centerline of a Madison County Highway and the point of beginning. Said tract contains 10.00 acres and is subject to a Madison County Highway Easement over the northerly 0.37 acres thereof.

The Grantor assigns the Grantee all right, title and interest in and to a real estate sales contract which is undated and filed for record on December 8, 1992 in the Madison County Recorder's Office in Deed Record Book 131 at Page 5, except as to the Deed tendered in partial fulfillment of this Contract filed on May 28, 1997 in the Madison County Recorder's Office in Deed Record Book 137 at Page 567. The Grantee hereby assumes this real estate contract; agrees to pay any and all remaining balances due under this Contract; and, agrees to hold the Grantor harmless from all further responsibility or liability on this Contract.

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 ARKANSAS
COUNTY OF Pike

Dated: August 25, 2008

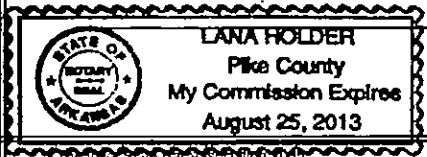
This instrument was acknowledged before me on August 25, 2008 by Lec R. Hill

Lec R. Hill
Lec R. Hill (Grantor)

(Grantor)

Lana Holder
(Grantor)

(Grantor)



_____, Notary Public