

LISA SMITH, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - May 2006

Jerrold B. Oliver

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

Return To: Lillian K. Eivins, 1166 270th St., Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Lillian K. Eivings, 1166 270th St., Winterset, IA 50273



WARRANTY DEED

For the consideration of \$114,000.00 Dollar(s) and other valuable consideration,
Jack M. Thomas and Florence Thomas, Husband and Wife

do hereby
Convey to Lillian K. Eivins

the
following described real estate in Madison County, Iowa:
See 1 in Addendum

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.

Dated: Dec 18, 2008

Jack M. Thomas
Jack M. Thomas (Grantor)

Florence Thomas
Florence Thomas (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Dec 18, 2008, by Jack M. Thomas and Florence Thomas, Husband and Wife

Jerrold B. Oliver, Notary Public
My Commission Expires August 26, 2009

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

Addendum

1. The South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of Section Twenty (20) all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of the Southwest Quarter ($\frac{1}{4}$) of Section 20, Township 75 North, Range 29 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southwest Quarter of said Section 20, thence on an assumed bearing of South $89^{\circ}20'42''$ East 406.54 feet, thence South $00^{\circ}13'22''$ East 1309.46 feet, thence North $89^{\circ}46'54''$ West 406.51 feet to the west line of the Southwest Quarter of said Section 20, thence North $00^{\circ}13'22''$ West along said west line 1312.56 feet to the northwest corner of the Southwest Quarter of said Section 20 and the point of beginning. Said tract contains 12.23 acres and is subject to a Madison County Highway Easement over the westerly 0.99 acres thereof

This deed is given in satisfaction of a Real Estate Contract recorded in Book 138, Page 59 and as Amended by Amendment to Real Estate Contract recorded in Book 138, Page 189 of the Recorder's Office of Madison County, Iowa