

FILED NO 002568

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2000 JAN 10 AM 10: 11

WELLS UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Preparer Information: **Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731**
Individual's Name Street Address City Phone

Address Tax Statement: 2343 - 250th Street, Winterset, IA 50273
SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of LOVE AND AFFECTION
Dollar(s) and other valuable consideration,
Shirley J. Ham and R. Larry Ham, Wife and Husband,

do hereby Convey to
Shirley J. Ham and R. Larry Ham

the following described real estate in MADISON County, Iowa:

A tract of land located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter corner of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the East line of said Section Sixteen (16), South 00 degrees 05 minutes 48 seconds East 230.17 feet; thence South 90 degrees 00 minutes 00 seconds West 465.76 feet; thence North 00 degrees 00 minutes 00 seconds 280.71 feet; thence North 90 degrees 00 minutes 00 seconds East 465.37 feet to the East line of said Section Sixteen (16); thence along said East line; thence South 00 degrees 00 minutes 00 seconds 50.54 feet to the Point of Beginning; said tract of land contains 3.000 acres, including 0.213 acres of county road right of way

(Consideration Less than \$500.)

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
MADISON COUNTY, ss:

Dated: January 7, 2000

On this 7th day of January, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared **Shirley J. Ham and R. Larry Ham**

Shirley J. Ham (Grantor)

R. Larry Ham (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.

_____ (Grantor)

Lewis H. Jordan
Notary Public

_____ (Grantor)

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

LEWIS H. JORDAN
MY COMMISSION EXPIRES
August 28, 2000