

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

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

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APR 5 2000

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Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731  
Individual's Name Street Address City

JERROLD B. OLIVER  
RECORDER  
MADISON COUNTY, IOWA  
Phone

Tax Statement to: Paul Hammans, 8102 Pella Drive, Houston, TX 77036

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED**

For the consideration of ONE  
Dollar(s) and other valuable consideration,  
MARTHA F. HAMMANS, Single.

do hereby Convey to  
PAUL HAMMANS,

the following described real estate in Madison County, Iowa:

SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

This Deed is given to correct the description contained in the Warranty Deed dated and recorded June 27, 1996, in book 136, page 433 of the Madison County Recorder's Office.

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 3, 2000

MADISON COUNTY, ss:

On this 3 day of April, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Martha F. Hammans

Martha F. Hammans  
Martha F. Hammans (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)

(Grantor)

Jerrold B. Oliver  
Notary Public

(Grantor)

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



EXHIBIT "A"

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 23, Township 74 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of the SW.¼ of the SW.¼ of Section 23, T74N, R28W of the 5th P.M., Madison County, Iowa; thence along the East line of said SW.¼ of the SW.¼, North 00°00'00" 970.05 feet; thence South 90°00'00" West 41.57 feet to the Point of Beginning; thence North 58°42'45" West 104.53 feet; thence North 00°00'00" 14.23 feet; thence South 90°00'00" West 257.44 feet; thence North 00°00'00" 74.96 feet; thence South 80°32'05" West 164.73 feet; thence North 00°00'00" 224.99 feet; thence North 89°28'46" East 500.45 feet to the westerly right of way line of U.S. Hwy# 169; thence, along said westerly R.O.W. line, South 00°39'41" West 256.57 feet; thence South 07°30'49" East 90.15 feet to the Point of Beginning. Said parcel of land contains 3.000 acres.