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FILED NO. **004912**
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2000 JUN 30 AM 11:00

MICHELLE UTSLER
RECORDER
MADISON (515) 462-4912

Preparer Information: JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSET
Individual's Name Street Address City Phone



Address Tax Statement: BETTY ANN DARRAH
4221 SILLMAN PLACE
KETTERING, OHIO 45440

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of SETTLEMENT OF ESTATE DISTRIBUTION
Dollar(s) and other valuable consideration,
WALTER L. OSWALT, a Single Person

do hereby Convey to
BETTY ANN DARRAH

the following described real estate in MADISON County, Iowa:

That part of the SE¼ SE¼ SE¼ of Section 13, Township 77 North, Range 26 West of the 5th P.M., all in Madison County, Iowa described as follows: Beginning from the Highway Intersection forming the SE corner of said Section 13, thence S82°40'20"W distant 357.90 feet; thence N00°00'00"E distant 389.00 feet; thence N82°40'20"E distant 357.90 feet; thence S00°00'00"W distant 389.90 feet to the point of beginning, containing 3.17 acres, more or less, subject to easements of record and rights-of-way of public roads, situated in Madison County, Iowa; and

The South 389 Feet of the West 560 Feet of the Southwest Quarter (¼) of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5 Acres, more or less, including road right-of-way along the South line of said parcel.

The deed is a transfer of assets to devisees under a will in settlement of the Estate of Max L. Oswald and is exempt from transfer tax under Iowa Code Section 428A.2(20).

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: JUNE 22, 2000

MADISON COUNTY, ss:

On this 22nd day of JUNE,
2000, before me, the undersigned, a Notary Public in and for said State, personally appeared WALTER L. OSWALT

Walter L. Oswald
WALTER L. OSWALT (Grantor)

(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)

Connie Harvey
CONNIE HARVEY
Notary Public

(Grantor)

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

