

007250
FILED NO.

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2000 NOV 30 PM 3:28

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰COMPUTER ☒
RECORDED ☒
COMPAREDMICKI UTSLER
RECORDER
MADISON COUNTY, IOWAPreparer
Information

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa (515) 758-2267

Individual's Name

Street Address

City

Phone

Address tax statement: William W. Hunter, P.O. Box 488, Earlham, Iowa 50072

SPACE ABOVE THIS LINE
FOR RECORDER**WARRANTY DEED**
(CORPORATE GRANTOR)

For the consideration of ---One

Dollar(s) and other valuable consideration,
McNAIR BACKHOE SERVICES, INC.a corporation organized and existing under the laws of
the State of Iowa

does hereby Convey to

L. DALE McNAIR and LORI McNAIR, husband and wife, as joint tenants with full rights of survivorship, and
not as tenants in common,the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., located in and forming a part of the city of Earlham, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., located in and forming a part of the City of Earlham, Madison County, Iowa; thence North 89°50'19" West, 252.17 feet along the North line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6) to the Point of Beginning; thence South 0°06'31" West, 331.42 feet to a point on the North right-of-way (R.O.W.) line of East First Street; thence South 89°30'36" West, 262.00 feet along said R.O.W. line; thence North 0°06'31" East, 334.40 feet to a point on the North line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6); thence South 89°50'19" East, 262.00 feet along the North line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Six (6) to the Point of Beginning. Said Parcel contains 2.00 Acres.

This is a conveyance between related parties for a monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

McNair Backhoe Services, Inc.

Dated November 29, 2000

By

Lori McNair
Lori McNair, President

Pres

Title

By

Title

IOWA, MADISON COUNTY, ss:
On this 29th day of November 2000 before me, the undersigned, a Notary
Public in and for said State, personally appeared Lori McNair

and _____ to me personally known, who being by me
duly sworn, did say that ~~Maxx McNair~~ she is the President

and _____, respectively, of said corporation;
that ~~the seal has been procured by the said~~ (the seal affixed thereto is the seal of said) corporation that
said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of
Directors; and that the said Lori McNair

and _____ as such officers, acknowledged the execution
of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily
executed

Samuel H. Braland

Notary Public