

Document 2005 1839

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Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$159.20  
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MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION

THE 27 DAY OF 04 2005

*Jan Utsler*  
*Debby Colbreem*

Return To: *Steven Crow*  
*1205 G64 Highway*  
*Truro, Ia 50257*

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



\$100,000.00

WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of \_\_\_\_\_ One \_\_\_\_\_  
Dollar(s) and other valuable consideration, Ila M. McFarland, a single person

do hereby Convey to Steven K. Crow and Donna J. Crow, 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:

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-Four (34), Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following portion thereof: Beginning at the Center of Section 34, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence along the North line of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 34, North 85°26'40" East 2,216.40 feet; thence South 00°32'30" East 431.65 feet; thence North 86°37'50" West 302.54 feet; thence South 06°47'16" West 270.35 feet; thence North 86°37'50" West 710.48 feet; thence North 07°21'30" East 118.37 feet; thence North 85°47'52" West 111.36 feet; thence North 00°28'00" East 322.73 feet; thence South 89°07'28" West 437.69 feet; thence South 01°14'52" West 357.09 feet; thence South 81°09'17" West 168.47 feet; thence South 03°54'57" East 249.93 feet; thence South 89°54'23" West 482.16 feet to the West line of said Southeast Quarter (SE $\frac{1}{4}$ ); thence North 00°00'00" 655.97 feet to the point of Beginning. Said Tract of land contains 23.852 acres.

This Deed is given in complete and final satisfaction of one certain real estate contract between the Grantor and the Grantees dated February 22, 1995, and recorded in Book 134 Page 104 of the Madison County Recorder's Office on March 6, 1995.

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, ss:  
Polk COUNTY,

Dated: April 20, 1995

On this 20<sup>th</sup> day of April, 1995 before me the undersigned, a Notary Public in and for said State, personally appeared Ila M. McFarland, a single person

Ila M. McFarland  
Ila M. McFarland (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)

Garry M. Cox  
Notary Public

\_\_\_\_\_  
(Grantor)

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

