

REAL ESTATE TRANSFER
TAX PAID 39
STAMP #
\$ 55.20
Michelle Utsler
RECORDER
4-25-01 DATE Madison COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

FILED NO. 001646
BOOK 2001 PAGE 1646
(PAGE 1646)
2001 APR 25 PM 3:51
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSET, (515) 462-4912
Individual's Name Street Address City Phone



Address Tax Statement: Rance A. Knisley
1521 Hickory Tr., Allen, TX 75002

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Thirty-five Thousand and 00/100-----(\$35,000.00)---
Dollar(s) and other valuable consideration,
WINIFRED W. MAHAN, A Single Person

do hereby Convey to
RANCE A. KNISLEY and KARA L. KNISLEY

the following described real estate in Madison County, Iowa:

The Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except the East Quarter (1/4) thereof, and except 7.92 acres taken by Highway 169 and also except commencing at the Southwest corner of the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the South line of said tract, South 89 21'59" East 157.04 feet to the point of beginning. Thence continuing along the South line, South 89 21'59" East 436.13 feet; thence North 02 08'43" East 300 feet; thence North 89'21'59" West 436.13 feet to a point on the easterly right-of-way line of U.S. Highway 169; thence along said easterly right-of-way Southerly 118.88 feet along a 5,834.58 foot radius curve concave westerly and having a chord bearing South 01 47'32" West, 118.87 feet; thence continuing along said right-of-way line, South 02 22'23" West, 181.13 feet to the point of beginning. Said tract of land contains 3.000 acres.

NOTE: This legal description correct and supersedes the legal description contained in the Real Estate Contract dated March 23, 1991, and filed for record on April 1, 1991, in the Madison County Recorder's Office in Deed Record Book 128 at Page 591.

NOTE: This Warranty Deed is in fulfillment of a Real Estate Contract dated March 23, 1991, and filed for record on April 1, 1991, in the Madison County Recorder's Office in Deed Record Book 128 at Page 591.

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: 4-23-01

MADISON COUNTY, SS:

Winifred W. Mahan
Winifred W. Mahan (Grantor)

On this 23rd day of April, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Winifred W. Mahan

(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)

Jennifer M. Maxwell
Notary Public

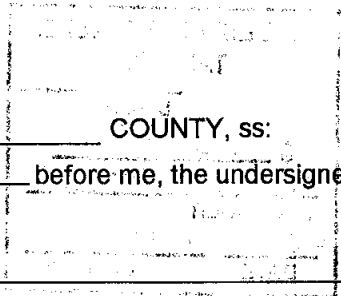
(Grantor)

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



STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____



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.

Notary Public

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

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.

Notary Public

