

2001 AUG 17 PM 3: 25

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ **15.00**
AUD \$ **5.00**
R.M.F. \$ **1.00**

COMPUTER ✓
RECORDED ✓
COMPARED

This document was prepared by: Gary J. Derer, 800 E. Campbell, Suite 199, Richardson, Texas 75081 (972) 301-4655

DEED WITHOUT WARRANTY

THE STATE OF IOWA
COUNTY OF MADISON

§
§
§

Know All Men By These Presents:

THAT GEORGE W. BAILEY and DORIS J. BAILEY, of Hidalgo County, Texas (hereinafter referred to jointly as "Grantor") for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by GEORGE W. BAILEY and DORIS J. BAILEY, Co-Trustees (such Co-Trustees hereinafter referred to as "Grantee") of the BAILEY FAMILY LIVING REVOCABLE TRUST (the "Trust"), such Trust having been established under that certain revocable Trust Agreement dated the 26th day of February, 2001, by and between GEORGE W. BAILEY and DORIS J. BAILEY of Hidalgo County, Texas, as Grantors, and GEORGE W. BAILEY and DORIS J. BAILEY, as Co-Trustees, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantee, all of Grantor's interest in and to the real property together with all improvements situated thereon described on the attached Exhibit "A" (such interest is hereinafter referred to as "Subject Property"). Consideration is less than \$500.00 and no revenue tax is required.

Grantor does hereby convey the Subject Property together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Madison County, Iowa, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, executors, administrators, successors and assigns forever. This Deed Without Warranty is not intended to be a quitclaim deed and is intended to be a conveyance of the property described herein rather than merely a conveyance of Grantor's interest therein.

NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THIS CONVEYANCE IS MADE WITHOUT WARRANTY OF TITLE, WHETHER STATUTORY, EXPRESS OR IMPLIED.

Following the conveyance made by this deed, the BAILEY FAMILY LIVING REVOCABLE TRUST shall own all of the Subject Property.

Taxes for the current year have been prorated and are assumed by Grantee.

EXECUTED on the 20 day of June, 2001.

George W. Bailey
GEORGE W. BAILEY, Grantor

Doris J. Bailey
DORIS J. BAILEY, Grantor

THE STATE OF TEXAS
COUNTY OF HIDALGO

§
§
§
§
§

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE W. BAILEY and DORIS J. BAILEY, known to me to be the persons whose names are subscribed to the foregoing instrument as Grantors, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

June GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 20 day of _____, 2001.



Beatriz Fresquez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Notary's printed name: Beatriz Fresquez

My commission expires: 6-14-05

ADDRESS OF GRANTEE:

GEORGE W. BAILEY and DORIS J. BAILEY, Co-Trustees
2905 North Conway, Box 60
Mission, Texas 78572

AFTER RECORDING RETURN TO:

WM
Mr. and Mrs. George W. Bailey
2905 North Conway, Box 60
Mission, Texas 78572

EXHIBIT "A"

The following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Northwest corner of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 0 deg. 00 min. 545.8 feet along the West line of said Section 19 to Point of Beginning; thence South 0 deg. 00 min. 526.5 feet; thence North 89 deg. 50 min. East 480.0 feet; thence North 30 deg. 10 min. West 326.6 feet; thence North 14 deg. 48 min. East 238.8 feet; thence North 88 deg. 12 min. West 3770.0 feet to Point of Beginning. Said parcel contains 4.4745 acres, including 0.5222 acres of U. S. Highway No. 169 Right-of-way and is contained in the Northwest Quarter of the Northwest Fractional Quarter of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M. The West line of said Section 19 is assumed to bear due North and South.

AND

All of Seller's right, title and interest in and to certain permanent easements contained in a real estate contract entered into by and between Mamie Hammans, Seller, and William T. Collins, Buyer, dated Sept. 24, 1974, of record in Book 105 at page 7, records of the Recorder of Madison County, Iowa, which contract provides for the sale of adjacent real estate.