

2048

FILED NO. 002048

BOOK 2002 PAGE 2048

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

COMPUTER
RECORDED
COMPARED

2002 APR 30 PM 12:41
12:41pm

HICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Individual's Name

Street Address

City

Phone

Address Tax Statement: Miriam C. Dunlap, 2806 State Highway
92, Winterset, Iowa 50273

SPACE ABOVE THIS LINE
FOR RECORDER



SPECIAL WARRANTY DEED

For the consideration of ---One

Dollar(s) and other valuable consideration,
ELIZABETH J. RYAN, a single person,

do hereby Convey to
MIRIAM CLEONE DUNLAP

the following described real estate in Madison County, Iowa:

All of my right, title and interest in and to:

The East One-half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) lying South of the public highway in Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, EXCEPT THE East 40 feet thereof AND EXCEPT a parcel of land described as commencing at the Southeast Corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence S. 0°00' 99.2 feet; thence N. 89°05'W. 40.0 feet to point of beginning; thence N. 0°00' 415.6 feet to the South right of way line of Iowa Highway No. 92; thence N. 88°25'W. 811.1 feet; thence S. 0°00' 425.0 feet; thence S. 89°05'E. 810.9 feet to point of beginning, said excepted parcel containing 7.823 acres.

This deed is given without additional consideration to supplement and correct the deed recorded on August 30, 1985 in Book 120, Page 168, in the Office of the Recorder of Madison County, Iowa, which deed mistakenly omitted a portion of the real estate intended to be conveyed by the grantor to the grantee. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(10), Code of Iowa.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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 MINNESOTA

Dated: 4/16/02

ss:

HENNEPIN COUNTY,

On this 16 day of April,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared
Elizabeth J. Ryan

Elizabeth J. Ryan
Elizabeth J. Ryan (Grantor)

(Grantor)

(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.

Sandra Lindstrom
4/16/02

(This form is to be signed by the grantor(s) only)
 SANDRA LINDSTROM
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005