

REAL ESTATE TRANSFER
TAX PAID 17
STAMP #
\$ 199.20
Michelle Utsler
RECORDER
10-10-02 *Madison*
DATE COUNTY

REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

FILED NO. **005001**
BOOK **2002** PAGE **5001**
2002 OCT 10 PM 4:03

Preparer Information Jane E. Rosien, 223 East Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA



Address Tax Statement: A. John Martin
P.O. Box 6692
Alexandria, VA 22306-0096
WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Hundred Twenty-five Thousand and 00/100--(125,000)
Dollar(s) and other valuable consideration,
DOROTHY A. GRAY, a/k/a/ DOROTHY GRAY, a Single Person

do hereby Convey to
A. JOHN MARTIN

the following described real estate in MADISON County, Iowa:

A tract of land commencing 12 chains South, 82 1/2° West of the Southeast corner of the Southwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), and running thence North, 2° 15' West, to the South line of the public road as traveled across said tract, thence in a Southeasterly direction along the South line of said road to the Southeast corner of said Southwest Fractional Quarter (1/4) of the Northeast Quarter (1/4), thence West along the South line thereof to the place of beginning; and commencing at the Northeast corner of the Southeast Quarter (1/4) of said Section and running thence West along the half section line 133 rods, thence South parallel with the East line of said Section 50 rods, thence East parallel with the North line of said quarter section 3 rods, thence South parallel with the East line of said Section 32 rods, thence East parallel with the North line of said quarter section 50 rods to the West line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4), thence North 2 rods to the Northwest corner thereof, thence East along the North line thereof to the East line of said Section, thence North to the point of beginning; and the Southeast Quarter (1/4) of the Southeast Quarter (1/4), except the East 32 rods of the North 21 rods thereof; all in Section Thirty (30); and the North Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), except the West 26 2/3 rods of the South 12 rods thereof; all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND

The West two hundred fifty (250) feet of the following described tract of land, to-wit: Commencing 80 rods South of the Northeast corner of the Southeast Quarter (1/4) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence West 32 rods, thence South 21 rods, thence East 32 rods, thence North 21 rods to the point of beginning, also, a tract described as follows:

Commencing two hundred fifty (250) feet East of the Southwest corner of the following-described tract of land: Commencing 80 rods south of the Northeast Corner of the Southeast Quarter (1/4) of Section Thirty (30) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence West 32 rods, thence South 21 rods, thence East 32 rods, thence North 21 rods to the point of beginning; thence North sixty-six (66) feet, thence East three hundred fifty-seven (357) feet to the West end of Long Street in the town of Patterson, Iowa, thence South sixty-six (66) feet, thence West three hundred fifty-seven (357) feet to the point of beginning

This Deed is in fulfillment of the Real Estate Contract filed for record with the Madison County Recorder's Office on January 8, 1979, in Record Book 108 at Page 512

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:

Dated: October 4, 2002

MADISON COUNTY,

On this 4th day of October, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Dorothy A. Gray

Dorothy A. Gray
Dorothy A. Gray (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.

Elisha R. Busch

(Grantor)

(Grantor)



Notary Public