

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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BOOK 139 PAGE 190
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC 5.00
AUD 5.00
R.M.F. 1.00

COMPUTER ✓
RECORDED ✓
COMPARED ✓

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE
Dollar(s) and other valuable consideration,
ELMER S. COFFMAN and THELMA M. COFFMAN, Husband and Wife,

do hereby Convey to
OAK GROVE COMMUNITY CHURCH,

the following described real estate in Madison County, Iowa:

Parcel "B" located in the South Half of the Southeast Quarter of Section 14, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 14, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 88 degrees 22'27" East along the North line of the Southeast Quarter of the Southeast Quarter of said Section 14, 132.00 feet to the Point of Beginning; thence North 88 degrees 22'27" East along the North line of the Southeast Quarter of the Southeast Quarter of said Section 14, 98.06 feet to a point on the centerline of an unpaved County Road, thence South 23 degrees 34'23" West along said Road Centerline, 745.64 feet; thence South 26 degrees 01'34" West along said Road Centerline, 231.23 feet; thence North 0 degrees 41'41" West, 879.61 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter of said Section 14; thence North 88 degrees 22'27" East along the North line of the Southwest Quarter of the Southeast Quarter of said Section 14, 130.93 feet; thence South 0 degrees 48'13" East, 264.00 feet; thence North 88 degrees 22'27" East, 115.50 feet; thence North 13 degrees 10'59" East, 273.04 feet to the Point of Beginning. Said Parcel contains 3.329 acres, including 0.710 acres of County Road right-of-way

The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or Groundwater Statement is required.

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 distributiv 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: June 5, 1998

On this 5th day of June, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Elmer S. Coffman and Thelma M. Coffman

SS:

MADISON COUNTY,

Elmer S. Coffman
Elmer S. Coffman (Grantor)

Thelma M. Coffman
Thelma M. Coffman (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.

Joyce E. Binns
Notary Public

(Grantor)
(Grantor)

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

