

REC \$ 5.00
AUD \$ 5.25
R.M.F. \$ 1.00

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FILED NO. 36
BOOK 139 PAGE 275
98 JUL -1 PM 3:40
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Clint Hight 164 Public Square Greenfield (515) 743-6197
Individual's Name Street Address City Phone

Clint Hight ISBA # 7958

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One (\$1.00) ----- Dollar(s) and other valuable consideration, Linda Pettit, single does hereby Convey to Harry Lyle Pettit the following described real estate in Madison County, Iowa:

All of my right, title and interest in the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa EXCEPT a tract for road purposes described as Beginning at the Southwest corner of 21-75-28; thence N 90°00' E 655.4 feet along the south line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21 to a point (this is an assumed bearing for purposes of this description only); thence North 60.0 feet to a point; thence N 90°00' W 603.00 feet to a point; thence N 115.0 feet to a point; thence N 45°30' W 71.3 feet to a point of intersection with the west line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21; thence S 00°23' W 225.0 feet along said west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21 to the point of beginning; and subject to easements of record, and containing 1.0 acre more or less

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.

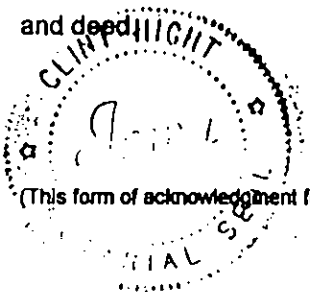
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6/26/98

Linda Pettit
Linda Pettit (Grantor)

STATE OF IOWA, ADAIR COUNTY, ss:

On this June 26, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Pettit 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.



Clint Hight, Notary Public

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