

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
FEE \$ 7⁰⁰

FILED NO. 521

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MICHELLE UTSLET
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters, 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 (1) and other valuable consideration
Dollar(s) and other valuable consideration,

Judith K. Colliflower and Stefan H. Colliflower, wife and husband,

do hereby Convey to

Judith K. Colliflower and Stephan H. Colliflower, as joint tenants with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:

That part of Blocks Five (5), Six (6), Seven (7), Ten (10), and vacated streets and alleys of the Town of Webster, Iowa, located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-nine (29) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Northwest corner of Block Seven (7) of said Town of Webster; thence on an assumed bearing of South 00 degrees 04 minutes 10 seconds East along the west line of said Block Seven (7), vacated Washington Street, and the west line of said Block Ten (10) a distance of 489.75 feet; thence North 87 degrees 03 minutes 22 second East 170.17 feet; thence North 01 degree 04 minutes 13 seconds West 163.81 feet; thence North 89 degrees 58 minutes 37 seconds East 618.48 feet; thence North 01 degree 00 minutes 36 seconds East 45.95 feet; thence North 87 degrees 47 minutes 07 seconds East 133.53 feet; thence North 00 degrees 54 minutes 25 seconds East 298.92 feet to the centerline of vacated Clay Street; thence North 90 degrees 00 minutes 00 seconds West along said centerline a distance of 594.64 feet to the east line of Webster Street; thence South 00 Degrees 04 minutes 10 seconds East along said east line 33.00 feet to the south line of Clay Street; thence North 90 degrees 00 minutes 00 seconds West along said south line 330.22 feet to the Northwest corner of said Block Seven (7) and the point of beginning. Said tract contains 7.66 acres.

Consideration less than \$500.

This Deed is between wife and husband and therefore no Groundwater Hazard Statement or Declaration of Value is needed.

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: 7-29-98

ss:

MADISON COUNTY,

On this 29 day of July,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Judith K. Colliflower and Stefan H. Colliflower

Judith K. Colliflower
Judith K. Colliflower (Grantor)

Stefan H. Colliflower
Stefan H. Colliflower (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.

(Grantor)

(Grantor)

Notary Public

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