

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Samuel H. Braland ISBA # 000000454

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

REAL ESTATE RECORDER
1.1.1 30
\$ 143.20
Michelle Utslitt
RECORDER
10-26-98 Madison
IOWA COUNTY

REC \$ 10.⁰⁰
ADD \$ 10.⁰⁰
SALE \$ 1.⁰⁰

FILED NO. 1775
BOOK 139 PAGE 732
98 OCT 26 PM 4: 4
MICHELLE UTSLITT
RECORDER
MADISON COUNTY, IOWA

COMPUTER ✓
RECORDED ✓
COMPARED ✓

Preparer Information Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---Ninety Thousand---
Dollar(s) and other valuable consideration,
JAMES L. DRAKE and LAURA JEAN DRAKE, husband and wife; JERRON W. DRAKE and LORRIE JO
DRAKE, husband and wife,

do hereby Convey to
JOHN P. DRAKE

the following described real estate in Madison County, Iowa:

Real Estate described on Legal Description attached hereto and by this reference incorporated herein.

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

Dated: October 26, 1998

MADISON COUNTY, IOWA
On this 26 day of October,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
James L. Drake, Laura Jean Drake, Jerron W. Drake,
and Lorrie Jo Drake

SS: James L. Drake
James L. Drake (Grantor)

Laura Jean Drake
Laura Jean Drake (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
free and voluntary act and deed.

Jerron W. Drake
Jerron W. Drake (Grantor)

Samuel H. Braland
Notary Public
(This form of acknowledgment for individual grantor(s) only)

Lorrie Jo Drake
Lorrie Jo Drake (Grantor)

Legal Description

An undivided two-thirds (2/3rds) interest in and to:

The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Six (6) lying North of Public Highway No. 92, and all that part of the Southwest Quarter (¼) of the Southwest Quarter (¼) and the East Half (½) of the Southwest Quarter (¼) lying North of Public Highway No. 92 of Section Five (5), all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5TH P.M., Madison County, Iowa, EXCEPT that part thereof deeded to the State of Iowa for highway purposes, AND ALSO EXCEPT a part of the Southwest Quarter (SW¼) of Section 5, Township 75 North, Range 29 West of the 5TH P.M., Madison County, Iowa, described as follows: Commencing as a point of reference at the Southwest Corner of said Section 5; thence North 0°00'00" East 284.08 feet along a line between the Southwest corner and the Northwest corner of said Section 5 (assumed bearing for this description only) to a point on the Northwesternly right-of-way line of Highway No. 92; thence North 67°12'48" East 86.09 feet along the said right-of-way line to the point of beginning; thence North 22°47'12" West 50.00 feet to a point; thence North 67°12'48" East 50.00 feet along a line parallel with said right-of-way line to a point; thence South 22°47'12" East 50.00 feet to a point on said right-of-way line; thence South 67°12'48" West 50.00 feet along said right-of-way line to the point of beginning, containing 2,500 square feet.

and

The Northwest Quarter (¼) of the Southwest Quarter (¼) and a tract of land described as follows, to-wit: Commencing at the Southwest corner of the Southwest Quarter (¼) of the Northwest Quarter (¼), and running thence North 65 rods to the North bank of Middle River, thence following the meanderings of said River South and East to a point on the North bank of said River 35 Rods West and 17 Rods and 15 Feet North of the Southeast corner of said 40 acre tract, thence East 35 Rods, thence South 17 Rods and 15 Feet to the Southeast corner of said 40 acre tract; thence West to the place of beginning, all in Section Five (5), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5TH P.M., Madison County, Iowa.