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FILED NO. **1068**
BOOK **139** PAGE **506**
98 SEP -1 AM 11:09
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information **A. Zane Blessum** 113 N. John Wayne Winterset, IA (515)462-1666
Individual's Name Street Address City Phone



15,000

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ONE AND NO/100 Dollar(s) and other valuable consideration, RORY A. WELCHER, A Single Person,

do hereby Convey to JAMES CONNELLEY ELLER, A Single Person,

the following described real estate in Madison County, Iowa:

Parcel "B" in the Northeast Quarter of Section 11, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northeast Quarter of Section 11, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 89°17'30" East 469.50 feet along the South line of the Northeast Quarter of said Section 11 to the East right-of-way of U.S. Highway No. 169; thence North 15°53'48" West 518.00 feet along said East right-of-way to the Point of Beginning; thence continuing North 15°53'48" West 15.16 feet; thence North 01°20'25" West 802.48 feet along said East right-of-way; thence North 88°45'33" East 261.10 feet; thence South 02°38'11" West 822.90 feet; thence South 89°51'39" West 200.26 feet to the Point of Beginning containing 4.374 acres,

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: _____

MADISON COUNTY, ss: _____

On this 21st day of June, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Rory A. Welcher

Rory A. Welcher (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.

Gina M. Hackett



(Grantor)

Notary Public _____ (Grantor)

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