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REC \$ 500 AUD \$ 500 R.M.F. \$ 100 √ IOWA REALTY CO. 3501 WESTOWN PARKWAY WEST DES MOINES, IA 50266 REAL ESTATE HEANSFER
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Michelle Litsler
RECORDER

4-2-99 Madison
DATE COUNTY

FILED NO. 4014 BOOK 141 PAGE 285 99 APR -2 AH 9: 59

MICHELLE UTSLER RECORDER MADISON COUNTY. 10WA

PREPARED BY: L.Heynes, MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-453-7238

SPACE ABOVE THIS LINE FOR RECORDER

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, James P. Phelan and Margo W. Phelan, husband and wife hereby convey unto Dennis E. McLaughlin, a single person and Ayn E. Crowley, a single person AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

A portion of the Southeast quarter (1/4) of Section Thirty-three (33) Township Seventy-seven

(77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa being more accurately described as follows: Beginning at the Southeast Corner of said Section Thirty-three (33); thence South 83°10'04" West along the South line of the Southeast Quarter (1/4) of said Section Thirty-three (33) a distance of 720.00 feet; thence North 10°51'41" West a distance of 859.99 feet; thence South 80°40'45" East a distance of 888.67 feet to a point on the East line of the Southeast Quarter (1/4) of said Section Thirty-three (33); thence South 00°00'00" East along the East line of the Southeast Ouarter (1/4) of said Section Thirty-three

00°00'00" East along the East line of the Southeast Quarter (1/4) of said Section Thirty-three (33) a distance of 615.00 feet to the Point of Beginning. Said tract of land contains 13.28 acres less 0.273 acres for roadway easement along the eastern portion thereof.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 March, 20, 1999.

James P. Phelan

Marga W Phalan

STATE OF KENTUCKY

)SS.

COUNTY OF BOONS

On this 24 day of March, A.D. 1999, before me, a Notary Public in and for the State of Kentucky, personally appeared James P. Phelan and Margo W. Phelan, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Notary Public in and for Said State

My commission expires

DEED RECORD 141