



COMPUTER
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FILED NO. 3507

BOOK 141 PAGE 171

99 FEB 26 PH 2: 56

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of One Hundred Twenty-five Thousand Four Hundred Twenty-seven & 50/100
Dollar(s) and other valuable consideration, DONNA L. SMITH, a single person,

do hereby Convey to MICHAEL H. FREY and PENNY FREY, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See Legal Description attached hereto and by this reference incorporated herein.

This Deed is given for fulfillment of a real estate contract filed March 4, 1992, in the Office of the Madison County Recorder in Book 129 on Page 599.

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, ss:
MADISON COUNTY,

Dated: 3-2, 1992

On this 2ND day of MARCH,
1992, before me the undersigned, a Notary Public in and for said State, personally appeared Donna L. Smith

Donna L. Smith
(Donna L. Smith) (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)

Debra R. Nelson
Debra R. Nelson Notary Public

(Grantor)

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

DEED RECORD 141

LEGAL DESCRIPTION

A parcel of land located in the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and in the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence, along the West line of said Section Thirteen (13), North $00^{\circ}00'00''$, 717.35 feet; thence North $89^{\circ}33'07''$ East 367.01 feet; thence North $00^{\circ}00'00''$ 593.48 feet; thence South $89^{\circ}55'06''$ East 938.18 feet to the Northeast Corner of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirteen (13); thence South $00^{\circ}04'32''$ West 391.36 feet; thence North $89^{\circ}19'13''$ East 398.55 feet; thence North $00^{\circ}55'38''$ East 1027.12 feet; thence South $88^{\circ}34'41''$ East 223.39 feet; thence North $00^{\circ}24'00''$ East 272.75 feet; thence South $89^{\circ}13'07''$ East 225.68 feet; thence North $00^{\circ}04'00''$ West 281.11 feet; thence South $87^{\circ}59'26''$ East 470.85 feet to the East Line of the West Half ($\frac{1}{2}$) of said Section Thirteen (13); thence along said East Line, South $00^{\circ}27'05''$ West 2481.52 feet to the Southeast Corner of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirteen (13); thence North $89^{\circ}59'59''$ West 2621.38 feet to the Point of Beginning. Said parcel of land contains 91.220 Acres, including 0.377 Acres of County road right of way.