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Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-SIX THOUSAND EIGHT HUNDRED
Dollar(s) and other valuable consideration,
DOROTHY L. GRAHAM, Single,

do hereby Convey to
MICHELLE M. GUEST, Executor of the Will of Omer J. Dubuc, deceased

the following described real estate in Madison County, Iowa:

SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

This Deed is given in satisfaction of a Real Estate Contract dated August 29, 1989, recorded in book 126, page 450, of the Recorder's Office of Madison County, Iowa.

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: May 12, 1999

On this 12 day of May, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Dorothy L. Graham ss: Dorothy L. Graham (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)

Jerrold B. Oliver (Grantor)
Notary Public

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



EXHIBIT "A"

Description of Real Estate

The Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), except the North 13-2/3 acres thereof, except a parcel of land described as commencing at the Northwest Corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8), thence South 0°00'00" 454.81 feet to the South line of the North 13 $\frac{1}{2}$ acres of said Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); thence continuing South 0°00'00" 130.00 feet to Point of Beginning; thence continuing South 0°00'00" 467.50 feet; thence North 90°00'00" East 1158.00 feet; thence North 0°00'00" 367.50 feet; thence North 90°00'00" West 1058.00 feet; thence North 0°00'00" 100.00 feet; thence North 90°00'00" West 100.00 feet to Point of Beginning, containing 9.9992 acres, including 0.3476 acres of county road right-of-way, and except a parcel of land described as commencing at the Northwest Corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section 8, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 0°00'00" 454.81 feet to the South line of the North 13 $\frac{1}{2}$ acres of said Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) which is the point of beginning; thence North 89°38'20" East 1158.02 feet along the South line of the North 13 $\frac{1}{2}$ acres of said Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); thence South 0°00'00" 237.30 feet; thence North 90°00'00" West 1058.00 feet; thence North 0°00'00" 100.00 feet; thence North 90°00'00" West 100.00 feet; thence North 0°00'00" 130.00 feet to the Point of Beginning, containing 5.9818 acres, including 0.1040 acres of county road right-of-way; and the West Thirteen (13) Chains of the North 12.95 chains of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seventeen (17); all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.