

REAL ESTATE TRANSFER REC	10 <sup>00</sup>
TAX PAID	17
AUD	5 <sup>00</sup>
STAMP # R.S.F.	1 <sup>00</sup>
\$	68.00
RECORDER	Michelle Utsler
DATE	7-12-99
COUNTY	Madison
COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>

FILED NO. **000165**  
 BOOK 141 PAGE 696  
 1999 JUL 12 PM 1:15  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

IOWA REALTY CO.  
 3501 WESTOWN PARKWAY  
 WEST DES MOINES, IA 50266

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

\$47,125<sup>00</sup>

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Franklin D. Hennessey and Joy Hockensmith, husband and wife** hereby convey unto **Jeffrey Paul Eslinger a/k/a Jeff Eslinger, a single person** the following described real estate, situated in **MADISON** County, Iowa:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

**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 July, 9, 1999.

By: Franklin D. Hennessey  
 Franklin D. Hennessey

By: Joy Hockensmith  
 Joy Hockensmith

STATE OF IOWA )  
 )SS.  
 COUNTY OF POLK )

On this 9th day of **July**, A.D. 1999, before me, a Notary Public in and for the State of Iowa, personally appeared **Franklin D. Hennessey and Joy Hockensmith, 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.

Cheryl J. Ackley  
 Notary Public in and for Said State  
 My Commission expires 4-01-01



EXHIBIT "A"

A parcel of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-one (31), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast Corner of Section Thirty-one (31), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence along the East line of the Southeast Quarter (1/4) of said Section Thirty-one (31), North 00°00'00", 558.26 feet, thence North 89°55'28" West 234.09 feet, thence South 00°00'00", 558.26 feet to the South line of said Southeast Quarter (1/4), thence along said south line, South 89°55'28", East 234.09 feet to the point of beginning, said parcel of land contains 3 acres including 0.66 Acres of County Road Right of Way, and a 20 foot wide Well and Water line Easement being 10 feet wide on both sides of the following described centerline: Commencing at the Southeast Corner of Section Thirty-one (31), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence North 89°55'28" West, 234.09 feet, thence North 00°00'00", 435.97 feet to the point of beginning, thence North 59°10'15" West, 615.38 feet to a point 10 feet beyond the Well.

