

REAL ESTATE TRANSFER
TAX PAID 38

STAMP # 80

\$ 510
Michelle Utzler
RECORDER
11-28-99 Madison
COUNTY

FILED NO. 001727

BOOK 142 PAGE 37

1997 OCT 28 AM 10:49
MICHIELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

REC'D 10 00
AUD. 5 00
R.M.F. 1 00

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



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of THIRTY-SIX THOUSAND
Dollar(s) and other valuable consideration,
MERLYN R. HAMMOND, Single,

do hereby Convey to
SHAWN P. RILEY and YOLANDA RILEY, as Joint Tenants with Full Rights of Survivorship and
Not as Tenants in Common,

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 recorded in book 133, page 351 on
September 2, 1994, in the office of the Recorder 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 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: Oct 7, 1999

MADISON COUNTY,

SS: Merlyn R. Hammond (Grantor)

On this 7 day of Oct, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Merlyn R. Hammond

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.

Jerrold B. Oliver
Notary Public

(Grantor)
(Grantor)
(Grantor)
(Grantor)

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

JERROLD B. OLIVER
NOTARY COMMISSION EXPIRES
August 28, 2000

EXHIBIT "A"

Description of Real Estate:

A tract of land described as follows: Beginning at a point 84.4 feet East and 44.3 feet South of the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence South 59°02', West 47.63 feet, thence South 378 feet, thence East 183 feet, thence North 124 feet, thence East 144 feet, thence North 267 feet, thence West to the place of beginning, hereinafter called Tract 1,

AND

The North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), except beginning at a point 84.4 feet East and 44.3 feet South of the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence South 39°02', West 47.63 feet, thence South 378 feet, thence East 183 feet, thence North 124 feet, thence East 144 feet, thence North 267 feet, thence West to the place of beginning, containing 2 $\frac{1}{2}$ acres more or less and also except 1.8 acres public highway, all in Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, hereinafter called Tract 2.