

THE IOWA STATE BAR ASSOCIATION  
Official Form No 101

Jerrold B Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM CONSULT YOUR LAWYER

REC \$ 5.00  
AUD \$ 5.00  
RMF \$ 1.00

COMPUTER   
RECORDED   
COMPARED

REAL ESTATE TRANSFER  
TAX PAID 14  
STAMP #  
\$ 31.20  
RECORDED  
3-5-98  
DATE COUNTY

FILED NO. 3322  
BOOK 138 PAGE 668  
98 MAR -5 PM 2:56

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B Oliver, P O Box 230, Winterset, (515) 462-3731  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of TWENTY THOUSAND  
Dollar(s) and other valuable consideration,  
JAY A WILDIN and MARY L. WILDIN, Husband and Wife,

do hereby Convey to  
GARY L PUIR,

the following described real estate in Madison County, Iowa

Parcel A located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15) Township Seventy-five (75) North Range Twenty-seven (27) West of the 5th P M , Madison County, Iowa, more particularly described as follows Commencing at the northwest corner of said Section 15, thence on an assumed bearing of South 00 degrees 00'00" East along the west lines of the Northwest Quarter (1/4) of said Section 15 a distance of 794 79 feet to the point of beginning, thence North 90 degrees 00'00" East 435 60 feet, thence South 00 degrees 00'00" East 300 00 feet, thence North 90 degrees 00'00" West 435 60 feet to the west line of the Northwest Quarter (1/4) of said Section 15, thence North 00 degrees 00'00" East along said west line a distance of 300 00 feet to the point of beginning Said tract contains 3 00 acres and is subject to a Madison County Highway Easement over the westerly 0 23 acres thereof

The agreement between the parties to erect a lawful fence on the property line between the real estate being sold by Grantors to Grantee and Grantors' adjacent real estate which requires that the costs and erection of maintenance said fence be shared equally by the parties and be binding upon the parties, their heirs, successors and assigns shall remain in full force and effect

Seller reserves a perpetual easement over, under and across the east 100 feet of said Parcel A for the purpose of erecting, installing maintaining and rebuilding surface and sub surface water control practices, including but not limited to terraces, tile lines, and grass waterways, for the purpose of controlling the flow of runoff water onto adjacent lands

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 2/20/98

SS

MADISON COUNTY,

On this 20th day of Feb 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Jay A Wildin and Mary L Wildin

Jay A Wildin (Grantor)

Mary L Wildin (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

Robert C Duff  
Notary Public

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

(Grantor)

(Grantor)

ROBERT C. DUFF  
MY COMMISSION EXPIRES  
SEPTEMBER 27, 1999