

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

00895

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

15, 000

REAL ESTATE TRANSFER
TAX PAID 56
STAMP #
\$ 23 20/44
Michelle Utzler
RECORDER
3-24-98 Madison
DATE COUNTY

COMPUTER ✓
RECORDED ✓
COMPARED ✓
REC \$ 5.00
AUD \$ 5.00
R.F.F. \$ 1.00

FILED NO. 3615
BOOK 138 PAGE 736
98 MAR 24 PM 1:14
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA
MADISON COUNTY, IOWA

Preparer Information P.F. Elgin 106 E. Salem P.O. Box 215 Indianola, Ia. Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar(s) and other valuable consideration, Maurice D. Mitchell and Phyllis F. Mitchell, Husband and Wife

do hereby Convey to Ricky A. Boll and Mary B. Boll, Husband and Wife, as Tenants in Common

the following described real estate in Madison County, Iowa

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 21, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the Northwest Corner of the NE 1/4 of the SW 1/4 of Section 21, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence, along the North line of said NE 1/4 of the SW 1/4, North 89°58'00" East 987.99 feet; thence South 01°08'26" East 291.35 feet; thence South 89°58'00" West 475.73 feet; thence South 49°26'55" West 671.50 feet to the West line of said NE 1/4 of the SW 1/4; thence, along said West line of said NE 1/4 of the SW 1/4; thence along said West line, North 00°37'00" West 727.59 feet to the Point of Beginning, said parcel of land contains 9.194 acres, including 0.749 acres of county road right-of-way.

This Deed is given in fulfillment of Contract recorded in Book 131, Page 603, Office of Recorder of Madison County, Iowa, and warranties herein extend to date of said Contract only.

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
Warren COUNTY,
On this 19 day of March 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice D. Mitchell and Phyllis F. Mitchell, Husband and Wife

Dated March 19, 1998
Maurice D. Mitchell (Grantor)

Phyllis F. Mitchell (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

Kayla Turner
Notary Public

(Grantor)
(Grantor)

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

KAYLA TURNER
MY COMMISSION EXPIRES
1-24-2000