

THE IOWA STATE BAR ASSOCIATION
Official Form No 101

Lewis H. Jordan ISBA # 02714

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

REAL ESTATE TRANSFER
TAX PAID 58
STAMP #
\$ 239.⁰⁰/₁₀₀
Michelle Utsler
RECORDER
3-25-98 Madison
DATE COUNTY

REC \$ 5.⁰⁰
AUD \$ 10.⁰⁰
R.M.F \$ 1.⁰⁰

FILED NO. 3631
BOOK 138 PAGE 740
98 MAR 25 PM 1:37
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information Lewis H Jordan, 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 ONE HUNDRED FIFTY THOUSAND (\$150,000 00)
Dollar(s) and other valuable consideration,
M. C. Faris and Sherryl E. Faris, Husband and Wife,

do hereby Convey to
Russell W Utsler and Jeannie M. Utsler

the following described real estate in MADISON County, Iowa

The Northeast Fractional Quarter (NE Fr. 1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of said Section One (1), thence along the east line of said Section One (1), South 00 degrees 29 minutes 59 seconds West 645.11 feet; thence South 90 degrees 00 minutes 00 seconds West 331.48 feet; thence North 00 degrees 00 minutes 00 seconds East 292.62 feet; thence South 88 degrees 42 minutes 30 seconds West 263.93 feet; thence North 00 degrees 00 minutes 00 seconds East 358.41 feet to the north line of said Section One (1); thence North 90 degrees 00 minutes 00 seconds East 600.97 feet to the Point of Beginning, said Parcel "A" containing 7.104 acres, including 1.075 acres of road right-of-way; AND, the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36) in Township Seventy-five (75) North, Range twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except the South 594.6 feet of the West 225 feet thereof.

This Deed is given in fulfillment of a Real Estate Contract dated September 9, 1994, and filed for record October 13, 1994, at Book 133, Page 465; AND, Amendment to Real Estate Contract filed for record February 17, 1998, at Book 138, Page 541

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 March 25, 1998

SS

MADISON COUNTY,

On this 25th day of March,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Sherryl E Faris, POA for M C Faris and Sherryl
E. Faris, Husband and Wife,

Sherryl E Faris
Sherryl E Faris, POA for M C. Faris (Grantor)

Sherryl E Faris
Sherryl E Faris (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

Lewis H Jordan
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantors only)

