

17, 374.02  
Return to:  
Michael W. O'Malley  
820 Liberty Building  
Des Moines, IA 50309

REAL ESTATE TRANSFER  
TAX PAID 12  
STAMP #  
\$ 27 20/xx  
Michelle Utsler  
RECORDER  
2-17-98 Madison  
DATE COUNTY

REC \$ 10.00  
AUD \$ 10.00  
R.M.F \$ 1.00  
COMPUTER   
RECORDED   
COMPARED

FILED NO. 2996  
BOOK 138 PAGE 524  
98 FEB 17 PH 1:30  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Michael W. O'Malley 820 Liberty Building Des Moines 243-8157  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Susan M. Hamilton and Edgar Hamilton, wife and husband

do hereby Convey to  
Dorothy Johnson a/k/a Dorothy A. Johnson,

the following described real estate in Madison County, Iowa:

an undivided six percent (6%) interest in the following described real estate:

See attached legal description, marked Exhibit "A", and

The South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) in Section 36,  
Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa,  
except one acre out of the Southeast Corner thereof for school purposes.  
(This parcel contains 80 acres, more or less.)

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  
MADISON County COUNTY, ss  
On this 30 day of JANUARY,  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Susan M. Hamilton and Edgar Hamilton,  
wife and husband,

Dated 1-30-98  
Susan M Hamilton  
Susan M. Hamilton (Grantor)

Edgar Hamilton  
Edgar Hamilton (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

Ariskirk  
Notary Public

(Grantor)  
(Grantor)

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

**EXHIBIT "A"**

- 1 The Northeast Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 27, West of the 5th P M , all in Madison County, Iowa, and
- 2 The West Fractional Half of the Northeast Quarter of Section 31, Township 76 North, Range 26 West of the 5th P M , except that part of the West fractional one-half of the Northeast Quarter, Section 31, Township 76 North, Range 26 West of the 5th P M , described as follows

Beginning at the Northwest corner of the Southwest fractional quarter of the Northeast Quarter of said Section 31, proceed North 52 5 feet along the Quarter Section Line, thence 89°22' Right and Easterly 194 6 feet, thence 90°38' Right and South 212 9 feet, thence 89°22' Right and Westerly 194 6 feet to the West line of the Northeast Quarter of said Section 31, thence 90°38' Right and North 160 4 feet to the point of beginning, containing 0 95 acres, more or less, subject to existing road right-of-way on the West side

(Assuming the existence of a Northwest Fractional Quarter in Section 31-76-26, this real estate could also be described as

West Fractional One-Half of the Northeast Quarter, and the North Half and South Half of the Northwest Fractional Quarter of Section 31, Township 76 North, Range 26 West of the 5th P M , Madison County, Iowa, except that part of the Northwest Fractional Quarter of Section 31, Township 76 North, Range 26, West of the 5th P M , described as follows

Beginning at the Northwest corner of the Southwest fractional quarter of the Northwest fractional quarter of said Section 31, proceed North 52 5 feet along the Quarter Section Line, thence 89°22' Right and Easterly 194 6 feet, thence 90°38' Right and South 212 9 feet, thence 89°22' Right and Westerly 194 6 feet to the West line of the Northwest Quarter of said Section 31, thence 90°38' Right and North 160 4 feet to the point of beginning, containing 0 95 acres, more or less, subject to existing road right of way on the west side )

(The parcels described in Item 1 and 2 above contain 170 acres, more or less )