

235,000

✓FIRST REALTY LTD.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER TAX PAID 17	
STAMP #	
\$ 375 29/100	
Michelle Utzler	
RECORDER	
6-17-98	Madison
DATE	COUNTY

REG #	10 ⁰⁰
ADD #	5 ⁰⁰
REF #	1 ⁰⁰
COMPUTER	✓
RECORDED	✓
COMPARED	✓

FILED NO. 3001
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MICHELLE UTZLER
RECORDER
MADISON COUNTY IOWA

PREPARED BY S STRAIT, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, SALLY A WAECHTER AND KEVIN WAECHTER, WIFE AND HUSBAND, hereby convey unto DARLENE M PRICE, A SINGLE PERSON, the following described real estate, situated in MADISON County, Iowa

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate, that they have good and lawful authority to sell and convey the same, that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated, and they covenant to warrant and defend said 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 such 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

Dated 2-17, 1998

By Sally A Waechter
SALLY A. WAECHTER

By Kevin Waechter
KEVIN WAECHTER

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 17 day of February, A D 1998, before me, a Notary Public in and for the State of Iowa, personally appeared SALLY A WAECHTER AND KEVIN WAECHTER, WIFE AND HUSBAND, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed



Kenneth M Flaherty
Notary Public in and for Said State

LEGAL DESCRIPTION EXHIBIT "A"

THAT PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION NINETEEN (19), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P M., MADISON COUNTY, IOWA, DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, THENCE ON AN ASSUMED BEARING OF SOUTH 89° 15'55" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 353 02 FEET; THENCE SOUTH 00°44'05" WEST 33 00 FEET TO THE SOUTH RIGHT OF WAY LINE OF A MADISON COUNTY HIGHWAY, THENCE SOUTH 28°59'55" WEST 262 83 FEET, THENCE SOUTH 15°07'57" WEST 339 24 FEET, THENCE SOUTH 00°38'20" WEST 258 15 FEET, THENCE NORTH 89°21'40" WEST 143 22 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 00°38'20" EAST ALONG SAID WEST LINE 851 47 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING SAID TRACT CONTAINS 4 06 ACRES AND IS SUBJECT TO A MADISON COUNTY HIGHWAY EASEMENT OVER THE NORTHERLY 0 27 ACRES THEREOF

