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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared By: Dean R. Nelson, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---Twenty-eight Thousand
Dollar(s) and other valuable consideration,
NIOL E. THOMAS, a single person,

do hereby Convey to
ELLIOT BADE

the following described real estate in Madison County, Iowa

Parcel "D" in the Southwest Quarter of the Northwest Quarter of Section 5, Township 77 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section 5, T77N, R28W of the 5th P.M., Madison County, Iowa; thence, along the South line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 5, South 90°00'00" East, 708.05 feet; thence North 00°17'21" West, 373.33 feet; thence North 90°00'00" West, 709.85 feet to the West line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence, along said West line, South 00°33'52" East, 373.35 feet to the point of beginning. Said Parcel "D" contains 6.076 Acres including 0.810 Acres of County Road Right-of-Way.

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, Dated January 13th, 1998

MADISON COUNTY, ss

On this 13 day of January, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared

Niol E. Thomas (Niol E. Thomas) (Grantor)

_____ (Grantor)

_____ (Grantor)

_____ (Grantor)

Dean R. Nelson (Dean R. Nelson) Notary Public (Grantor)

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