

FILED NO. 2596

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COMPUTER
RECORDED
COMPANED

REC'S 5/22
AUD'S 15/22
R.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
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,
KATHERINE E. MONAGHAN, a/k/a KATHERINE MONAGHAN, Single,

do hereby Convey to
KATHERINE E. MONAGHAN, Trustee of the Trust created under Declaration of Trust dated October 22, 1998

the following described real estate in Madison County, Iowa:

North 37 acres of the South Half of the Southeast Quarter and the South Half of the North Half of the Southeast Quarter of Section 35-76-28, except a tract of land described as follows: Commencing at the Northeast corner of said South Half of the North Half of the Southeast Quarter of said Section 35, running thence South along the East line of said Section 775 feet, thence West 595.06 feet, thence North 775 feet, thence East 595.06 feet to the place of beginning, and also excepting 6.43 acres conveyed to the State of Iowa for highway purposes, AND

An undivided one-third interest:

The Southeast Quarter (SE $\frac{1}{4}$), except the South Eight (8) Acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Southeast Quarter (SE $\frac{1}{4}$), and the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$), and the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and the East 24 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), of Section Eleven (11), and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and all that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying and being North of the center of the main channel of North River, containing seven (7) Acres more or less, of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND

An undivided one-half interest:

All that part of the West Sixteen (16) acres of the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) in Section Eleven (11), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., lying East of the county highway extending generally North and South through said described premises.

The consideration for this deed is less than \$500.

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 ILLINOIS

Dated: 12/17/98

COOK COUNTY, SS:
On this 17 day of December,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Katherine E. Monaghan

Katherine E. Monaghan
Katherine E. Monaghan (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.

(Grantor)

(Grantor)

[Signature]
Notary Public

(Grantor)

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