

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters
Winterset, Iowa

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THIS FORM, CONSULT YOUR LAWYER

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BOOK 134 PAGE 332

95 MAY 11 PM 3:54

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

MICHELLE UGOLLE
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One dollar and no/100----- (\$1.00)
Dollar(s) and other valuable consideration,
Bruce C. Johnston and Katherine Ann Johnston, husband and wife,

do hereby Convey to
Katherine Ann Johnston

the following described real estate in Madison County, Iowa:

See description attached

This Deed is between a husband and wife and no Groundwater
Statement or Declaration of Value is required.

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: May 6, 1995

Madison COUNTY, ss:

On this 6 day of May,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared
Bruce C. Johnston and Katherine Ann Johnston

Bruce C. Johnston
Bruce C. Johnston (Grantor)

Katherine Ann Johnston
Katherine Ann Johnston (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.

Jerrold B. Oliver

Notary Public

(Grantor)

(Grantor)

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



DESCRIPTION:

Parcel "A" located in the North Half of Section 15, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of the NE.1/4 of the NW.1/4 of Section 15, T76N, R26W of the 5th P.M., Madison County, Iowa; thence North 89°33'32" East 1311.79 feet to N. 1/4 Corner of said Section 15; thence, along the North line of the NW.1/4 of the NE.1/4, South 87°50'35" East 327.91 feet; thence South 03°19'24" West 2204.75 feet; thence North 86°48'03" West 345.41 feet; thence South 03°43'31" West 44.57 feet; thence North 89°24'58" West 568.16 feet; thence South 87°59'42" West 357.29 feet; thence North 43°27'32" West 536.89 feet; thence North 01°41'02" East 519.38 feet; thence North 24°25'16" West 569.60 feet; thence North 30°43'38" West 266.84 feet; thence North 54°28'55" West 988.50 feet to the North line of the NW. 1/4 of said Section 15; thence North 89°49'15" East 1291.79 feet to the Point of Beginning. Said Parcel "A" contains 98.227 Acres.