

REAL ESTATE TRANSFER TAX PAID <u>15</u>
STAMP # <u>33</u> / <u>40</u>
<u>Michelle Utglen</u> RECORDER
<u>6-15-95</u> <u>Madison</u> DATE COUNTY

SEARCHED ✓
INDEXED ✓
SERIALIZED ✓
FILED ✓

FILED NO. 3159
BOOK 134 PAGE 379
95 JUN 15 AM 10:09
MICHELLE UTGLEN
RECORDER
MADISON COUNTY, IOWA

REC \$ 15.00
AUD \$ 10.00
R.M.F. \$ 1.00

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Twenty-one Thousand Four Hundred Thirty -----
Dollar(s) and other valuable consideration,
BARBARA A. CASAS and ALAN V. CASAS, Wife and Husband

do hereby Convey to
OMER J. DUBUC and FLORENCE A. DUBUC
As Joint Tenants with Full Rights of Survivorship and not as Tenants in Common

the following described real estate in Madison County, Iowa:
An undivided one-half (1/2) interest in and to the real estate
described on the attached Exhibit "A".

This Warranty Deed is subject to a Real Estate Contract entered
into by and between Barbara A. Casas and Alan V. Casas, Wife and
Husband, Sellers, and Omer J. Dubuc and Florence A. Dubuc, Buyers,
which Grantees assume and agree to pay.

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, SS:
On this 5 day of June,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Barbara A. Casas and Alan V. Casas

Dated: June 5, 1995
Barbara A. Casas
Barbara A. Casas (Grantor)
Alan V. Casas
Alan V. Casas (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

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



Exhibit "A" - Description of Real Estate

The Southeast Quarter (SE) of the Southeast Quarter (SE), and the Southwest Quarter (SW) of the Southeast Quarter (SE), except the North 13-2/3 acres thereof, except a parcel of land described as commencing at the Northwest Corner of the Southwest Quarter (SW) of the Southeast Quarter (SE) of Section Eight (8), thence South 0°00'00" 454.81 feet to the South line of the North 13 2/3 acres of said Southwest Quarter (SW) of the Southeast Quarter (SE); thence continuing South 0°00'00" 130.00 feet to Point of Beginning; thence continuing South 0°00'00" 467.50 feet; thence North 90°00'00" East 1158.00 feet; thence North 0°00'00" 367.50 feet; thence North 90°00'00" West 1058.00 feet; thence North 0°00'00" 100.00 feet; thence North 90°00'00" West 100.00 feet to Point of Beginning, containing 9.9992 acres, including 0.3476 acres of county road right-of-way, and except a parcel of land described as commencing at the Northwest Corner of the Southwest Quarter (SW) of the Southeast Quarter (SE) of Section 8, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 0°00'00" 454.81 feet to the South line of the North 13 2/3 acres of said Southwest Quarter (SW) of the Southeast Quarter (SE) which is the point of beginning; thence North 89°38'20" East 1158.02 feet along the South line of the North 13 2/3 acres of said Southwest Quarter (SW) of the Southeast Quarter (SE); thence South 0°00'00" 237.30 feet; thence North 90°00'00" West 1058.00 feet; thence North 0°00'00" 100.00 feet; thence North 90°00'00" West 100.00 feet; thence North 0°00'00" 130.00 feet to the Point of Beginning, containing 5.9818 acres, including 0.1040 acres of county road right-of-way; and the West Thirteen (13) Chains of the North 12.95 chains of the Northwest Quarter (NW) of the Northeast Quarter (NE) of Section Seventeen (17); all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

