

110,900

WARRANTY DEED

IOWA REALTY CO., INC.
3501 Westown Parkway
West Des Moines, Iowa 50266

Know All Men by These Presents: That Donald C. Garrett, a single person

_____ in consideration
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION
in hand paid do here Convey unto Jack A. Gyles and LaCinda Gyles

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate,
situated in Madison County, Iowa, to-wit:

A tract of land described as follows, to-wit: Commencing at the Southwest corner of Section Twenty-five (25), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 0°59'13" East 973.04 feet to the point of beginning (said point being on the North line of Iowa Highway #92), thence continuing North 0°59'13" East 432.08 feet, thence North 57°52'21" East 289.50 feet, thence South 38°07'39" East 310.40 feet to the north line of Iowa Highway #92, thence South 51°52'21" West 551.14 feet to the point of beginning, containing 3.17 acres more or less,

Subject to and together with any and all easements, covenants and restrictions of record.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple, 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 said grantors Covenant to Warranty and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 16th day of June, 19 95.

Donald C. Garrett
Donald C. Garrett

STATE OF IOWA.

COUNTY OF MADISON SS.

On this 16th day of June, 19 95 before me the undersigned, a Notary Public in and for said County, in said State, personally appeared Donald C. Garrett, a single person

REAL ESTATE TRANSFER
TAX PAID <u>22</u>
STAMP #
\$ <u>176.00</u>
<u>[Signature]</u>
RECORDER
<u>6/16/95</u> <u>Madison</u>
DATE COUNTY

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Steven D. Warrington

Notary Public in and for said County.

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

COMPUTER
RECORDED
COMPARED

