

COMPUTER
RECORDED
COMPARED

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

REAL ESTATE CLERK
TAMMIS
STAMP #
\$ 66.40
[Signature]
RECORDER
1-3-95
DATE COUNTY

FILED NO. 1716
BOOK 133 PAGE 715
95 JAN - 3 AM 9:36
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Forty-two Thousand and no/100 (\$42,000.00) - - - -
Dollar(s) and other valuable consideration, Fred A. Bown and Marlene S. Bown, husband
and wife

do hereby Convey to Arlis D. Bown and Marilyn Bown, husband and wife, as
Joint Tenants with full rights of survivorship and not as tenants in
common

the following described real estate in Madison County, Iowa:

A parcel of land described as beginning at the Southwest Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence N 0°03'20" E 702.09 feet along the West line of the said Northeast Quarter (1/4) of the Southwest Quarter (1/4); thence N 72°23'10" E 434.93 feet; thence S 12°18'14" E 421.83 feet; thence S 10°31'50" E 361.57 feet to a point on the South line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4); thence S 73°19'43" W 177.18 feet to a point on the East line of the county road right-of-way; thence S 16°06'44" E along said East right-of-way line 45.33 feet to the North line of the Chicago, Great Western Railroad Co. right-of-way; thence S 69°40'18" W along said railroad right-of-way 438.89 feet to the West line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1); thence N 0°47'21" W 180.79 feet to the Point of Beginning containing 9.8107 acres. 8.5450 acres including 0.0630 acres of county road right-of-way is in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1) and 1.2657 acres including 0.6015 acres of county road right-of-way is in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1).

NOTE: The West line of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, is assumed to bear due North and South

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA,
ss:
MADISON COUNTY,

DATED: April 9, 1992

On this 9th day of April,
1992, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Fred A. Bown and Marlene S.
Bown

[Signature]
Fred A. Bown (Grantor)

[Signature]
Marlene S. Bown (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

(Grantor)

[Signature] Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

DEED RECORD 133

715