

ORIGINAL

REAL ESTATE TRANSFER	
TAX PAID <u>30</u>	
STAMP # <u>30</u>	
\$ <u>47</u> / <u>30</u>	
<i>Michelle Utsler</i>	
RECORDER	
<u>1-23-95</u>	<u>Madison</u>
DATE	COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 1888
BOOK 133 PAGE 770
95 JAN 23 AM 11:48
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of THIRTY THOUSAND-----(\$30,000.00)-----
Dollar(s) and other valuable consideration,
M. C. Faris and Sherryl E. Faris, Husband and Wife,

do hereby Convey to
Russell W. Utsler and Jeannie M. Utsler

the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence, along the East line of said Section One (1), South 00°29'59" West 645.11 feet; thence South 90°00'00" West 331.48 feet; thence North 00°00'00" East 292.62 feet; thence South 88°42'30" West 263.93 feet; thence North 00°00'00" East 358.41 feet to the North line of said Section One (1); thence North 90°00'00" East 600.97 feet to the Point of Beginning. Said Parcel "A" contains 7.104 acres, including 1.075 acres of road right-of-way.

This Deed is given in partial fulfillment of a Real Estate Contract dated September 9, 1994, and filed for record on October 13, 1994, at Book 133, Page 465, in the office of the Madison County Recorder.

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: January 5, 1995

ss:

MADISON COUNTY,

On this 13 day of January,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared M. C. Faris and Sherryl E. Faris

M. C. Faris (Grantor)

Sherryl E. Faris (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.

Carol Kiernan
Notary Public

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

(Grantor)

(Grantor)