

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 ISBA# 04132 Jordan, Oliver & Walters Winterset, Iowa FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX PAID 28 STAMP # \$ 104 30 Michelle Utzler RECORDER 1-20-95 Madison COUNTY DATE

COMPUTER RECORDED COMPARED

FILED NO. 1875 BOOK 133 PAGE 756 95 JAN 20 PM 2:42 MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

REC \$ 10 00 AUD \$ 5 00 R.M.F. \$ 1 00

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of SIXTY-SIX THOUSAND AND NO/100 (\$66,000.00) Dollar(s) and other valuable consideration, WILLIAM O. JURGENSEN and MARGARET A. JURGENSEN, Husband and Wife,

do hereby Convey to PEGGY RAYMOND

the following described real estate in Madison County, Iowa:

See description of real estate attached hereto.

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: Jan 6, 1995

MADISON COUNTY, On this 6 day of January 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared William O. Jurgensen and Margaret A. Jurgensen

William O. Jurgensen (Grantor)

Margaret A. Jurgensen (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 grantors)



JURGENSEN - RAYMOND WARRANTY DEED

Description of Real Estate

That part of the Southwest Quarter (SW¼) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW¼) of said Section Twenty-three (23); thence on an assumed bearing of North 00°35'35" East along the East line of said Southwest Quarter (SW¼) 1,114.12 feet to the point of beginning; thence North 87°30'03" West 94.48 feet; thence South 00°24'13" West 103.65 feet; thence North 89°00'10" West 103.97 feet; thence North 01°37'55" East 144.69 feet; thence North 88°53'10" West 307.11 feet; thence North 01°49'35" East 253.86 feet; thence North 89°58'15" East 497.08 feet to the East line of said Southwest Quarter (SW¼); thence South 00°35'35" West along said East line 306.88 feet to the point of beginning. Said tract contains 3.40 acres and is subject to a Madison County Highway Easement over the easterly 0.23 acres thereof,

hereinafter known as Parcel "A",

AND

That part of the Southwest Quarter (SW¼) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW¼) of said Section Twenty-three (23); thence on an assumed bearing of South 89°56'00" West along the South line of said Southwest Quarter (SW¼) 289.60 feet; thence North 30°20'38" West 625.90 feet; thence North 87°16'44" East 340.82 feet; thence North 16°53'57" East 273.97 feet; thence North 89°11'52" East 194.24 feet to the East line of said Southwest Quarter (SW¼); thence South 00°35'35" West along said East line 820.90 feet to said Southeast Corner of the Southwest Quarter (SW¼) and the point of beginning. Said tract contains 7.16 acres, and is subject to a Madison County Highway Easement over the easterly 0.62 acres thereof,

hereinafter known as Parcel "B".

Grantors also convey to Grantee an easement over and across a strip of land 20 feet in width, the centerline of which is described as follows:

Commencing at the Northeast corner of Parcel "A" described above,  
thence South 89°58'15" West 97 feet to the point of beginning,  
thence North 317 feet,

for the purpose of maintaining, operating and repairing a well, pipeline and pump, together with the right of ingress and egress to and from said easement strip for such purposes.

The provisions of the Real Estate Contract entered into by and between Grantors and Grantee dated May 9, 1994, shall remain in full force and effect.