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THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 06175 Wayne I. Wilson
Wayne I. Wilson, P.C.

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX PAID
STAMP # <u>1</u>
\$ <u>32.80</u>
<u>Michelle Utzler</u> RECORDER
<u>3-1-95</u> <u>Madison</u> DATE COUNTY

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 2168
BOOK 134 PAGE 61
95 MAR -1 PM 1:03
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA
SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
James L. Thomas and Doris J. Herrick, husband and wife

do hereby Convey to
Charles R. Hoffa and Jackie L. Hoffa, husband and wife as joint
tenants with full rights of survivorship

the following described real estate in Madison County, Iowa:

Attached, marked Exhibit "A" and by reference made a
part hereof.

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: 2-28-95

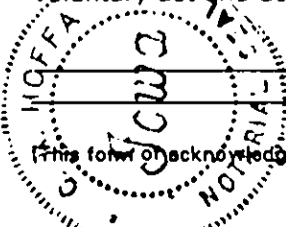
On this _____ day of _____ COUNTY, ss:

19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared James L. Thomas and Doris J. Herrick, husband and wife

James L. Thomas
James L. Thomas (Grantor)

Doris J. Herrick
Doris J. Herrick (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.



CH Hoffa # 175159
EXPIRES 7-15-97
Notary Public

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

DEED RECORD 134

61

Exhibit "A"

A parcel of land in the south Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Fractional Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the West line of the Southwest Fractional Quarter ($\frac{1}{4}$) of said Section Twelve (12), North $00^{\circ}00'00''$ East, 292.00 feet, thence North $83^{\circ}04'54''$ East, 445.27 feet to the Point of Beginning; thence North $08^{\circ}55'17''$ East, 72.98 feet; thence North $26^{\circ}01'53''$ East, 48.88 feet; thence North $41^{\circ}25'55''$ East, 87.17 feet; thence North $83^{\circ}08'07''$ East, 478.26 feet; thence South $00^{\circ}02'58''$ West, 462.40 feet to the South line of said Southwest Fractional Quarter ($\frac{1}{4}$); thence along said South line, North $83^{\circ}06'11''$ East, 280.62 feet; thence North $00^{\circ}09'40''$ East, 661.40 feet; thence South $83^{\circ}06'11''$ West, 850.00 feet; thence South $00^{\circ}02'47''$ West, 369.41 feet to the Point of Beginning, containing 6.92 acres more or less, less Road Right of Way. Said tract of land being subject to and together with any and all easements of record,