

COMPUTER   
RECORDED   
CONTACTED

FILED NO. 2652

BOOK 134 PAGE 261

95 APR 17 PM 4:01

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

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of THIRTY-NINE THOUSAND AND NO/100---- (\$39,000.00)  
Dollar(s) and other valuable consideration,  
A and M TRUST, A. J. SEVEREID, Trustee

do hereby Convey to  
GEORGE R. BELTZ, JR. and JULIE M. BOLTON

the following described real estate in Madison County, Iowa:

The Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except the South 330 feet of said Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and except that part of the highway that lies in said Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Twenty-three (23), thence North 00°00' East 2635.7 feet along the west line of the East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Twenty-three (23); thence North 88°48' East 164.2 feet along the north line of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Twenty-three (23); thence South 00°37 $\frac{1}{2}$ ' West 307.8 feet thence South 17°48 $\frac{1}{2}$ ' East 158.1 feet thence South 00°37 $\frac{1}{2}$ ' West 120.0 feet; thence South 21°11' West 85.4 feet; thence South 00°37 $\frac{1}{2}$ ' West 1275.0 feet; thence South 35°07 $\frac{1}{2}$ ' East 154.0 feet; thence South 00°37 $\frac{1}{2}$ ' West 120.00 feet thence South 54°36' West 136.0 feet; thence South 00°37 $\frac{1}{2}$ ' West 1700.0 feet to a point on the south line of the Northeast Quarter (NE $\frac{1}{4}$ ) Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Twenty-three (23); thence South 89°35' West 118.0 feet along said south line; thence North 00°07' West 1319.3 feet along the west line of said Northeast Quarter (NE $\frac{1}{4}$ ) Northwest Quarter (NW $\frac{1}{4}$ ) to the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Twenty-three (23), the point of beginning; containing 14.4 acres, more or less, of which 5.8 acres, more or less, is contained within existing highway easements.

This deed is given in satisfaction of a Real Estate Contract recorded in Book 125, Page 460 of the Madison County Recorder's Office. No Declaration of Value or Groundwater Hazard Statement is therefore required.

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: A & M Trust  
A AND M TRUST

MADISON COUNTY,

ss:

On this 17th day of April,  
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared  
A. J. Severeid

By A. J. Severeid  
A. J. Severeid, Trustee (Grantor)

(Grantor)

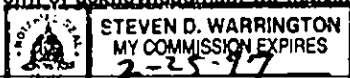
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as the voluntary act and deed of such person and of such fiduciary.

Steven D. Warrington  
Notary Public

(Grantor)

(Grantor)

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



DEED RECORD 134

261

*See Affidavit to court  
Legal W. Co. RE Cont.  
Legal W. Co. 43-174  
9-14-95*