

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 04132 Jordan, Oliver & Walters
Winterset, Iowa

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

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

REAL ESTATE TRANSFER
TAX PAID 99
STAMP #
\$ 132.00
RECORDED
4-25-95
DATE T. Johnson
COUNTY

FILED NO. 2739
BOOK 134 PAGE 274
95 APR 25 PM 3:08
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Eighty-three thousand and no/100----(\$83,000.00)
Dollar(s) and other valuable consideration,
Edwin J. Acela, a single person

do hereby Convey to
Mark L. Bence and Patricia A. Bence

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

Parcel "B" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4),
in the Northeast Quarter of the Southwest Quarter (1/4) and in the Northeast
Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township
Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal
Meridian, Madison County, Iowa, more particularly described as follows:
Beginning at the Northwest corner of the Northeast Quarter (1/4) of the Southwest
Quarter (1/4) of Section 32, Township 76 North, Range 26 West of the 5th P.M.,
Madison County, Iowa; thence, along the East line of the Southwest Quarter (1/4)
of the Northwest Quarter (1/4) of said Section 32, North 00°00'00" East 317.06
feet; thence north 89°44'48" West 53.44 feet to the centerline curve of a county
road concave Northwesterly; thence Southwesterly 554.86 feet along said curve,
having a radius of 480.00 feet, a central angle of 66°13'52" and a chord bearing
South 48°19'21" West 524.48 feet; thence South 08°09'11" East 279.56 feet;
thence North 87°45'19" East 401.83 feet; thence South 00°47'02" West 391.23
feet; thence North 79°15'43" East 717.20 feet; thence North 00°41'40" West
602.84 feet to the North line of said Northeast Quarter (1/4) of the Southwest
Quarter (1/4) thence, along said North line, South 85°36'42" West 690.00 feet to
the point of beginning. Said Parcel "B" contains 14.253 acres, including 0.438
acres of county road right of way.

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: April 21, 1995

Madison COUNTY,

On this 21st day of April
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Edwin J. Acela

Edwin J. Acela (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 their
voluntary act and deed.

(Grantor)

Kathy D. Nicholl

Notary Public

(Grantor)

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

KATHY D. NICHOLL
MY COMMISSION EXPIRES
6-27-97

Not Corrected Deed
See Deed Record 134-384
6-15-95