

**ORIGINAL**

COMPUTER   
RECORDED   
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FILED NO. 2775

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95 APR 28 PM 2: 16

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

MICHELLE UTSELL  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED**

For the consideration of LOVE AND AFFECTION  
Dollar(s) and other valuable consideration,

Keith L. Hughes and Mary P. Hughes, Husband and Wife

do hereby Convey to

Debra S. Rice, Mary A. Goode, and Jerry C. Hughes

the following described real estate in Madison County, Iowa:

A tract of land described as follows: Commencing at a point 1306.59 feet North and 143.94 feet East of the West Quarter (W) corner of Section Fifteen (15), running thence North 26°25'30" East 234 feet along the centerline of county road, thence Northeasterly 261.65 feet along said centerline being a 286.48 foot radius curve concave Southeasterly (chord North 52°36'44" East 252.65 feet), thence North 1°02'22" East 308.72 feet, thence North 88°57'51" West 319.15 feet, thence South 0°43'45" East 677.46 feet to the point of beginning, and subject to easements of record, and containing 3.12 acres more or less; also all that part of the North Half (NH) of the Northwest Quarter (NW) of Section Fifteen (15) lying South of the county road and West of Middle River; all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; but not including any instruments affecting the title to the Southwest Quarter (SW) of the Northwest Quarter (NW) of said Section;

AND,  
Commencing as a point of reference at the Northwest corner of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th Principal Meridian, Madison County, Iowa; thence South 0°34'30" West 1315.3 feet along the West line of the Northwest quarter of said Section 15 to the Southwest corner of the Northwest Quarter (NW) of the Northwest Quarter (NW) of said Section Fifteen (15) (this is an assumed bearing for purposes of this description only); thence South 89°25'30" East 70.0 feet along the South line of said Northwest Quarter (NW) of the Northwest Quarter (NW) of said Section 15 to the point of beginning; thence continuing South 89°25'30" East 75.8 feet along said South line of the Northwest Quarter (NW) of the Northwest Quarter (NW) of Section Fifteen (15); thence North 0°15'40" East 683.0 feet; thence North 89°25'30" West 82.0 feet to a point of intersection with the Easterly right of way line of Madison County Highway P 53; thence South 0°15'50" East 683.1 feet along said Easterly right of way line of Madison County Highway P 53 to the point of beginning; containing 1.2 acres more or less, and subject to encumbrances of record

(Consideration is less than Five Hundred Dollars, \$500)

This is an exempt transaction between family members)

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 27, 1995

MADISON COUNTY, ss:  
On this 27<sup>th</sup> day of April,  
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Keith L. Hughes and Mary P. Hughes

Keith L. Hughes  
Keith L. Hughes (Grantor)

Mary P. Hughes  
Mary P. Hughes (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.

Lewis H. Jordan  
Lewis H. Jordan  
Notary Public

(Grantor)  
(Grantor)  
(Grantor)

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

