

92.80 Rev

REAL ESTATE TRANSFER
TAX PAID <u>34</u>
STAMP
\$ <u>92.80</u>
<u>Michelle Dyer</u>
RECORDER
<u>4-27-95</u> <u>Madison</u>
DATE COUNTY

COMPASS
 RECORDED
 COMPARED

FILED NO. 2764
 BOOK 134 PAGE 284
 95 APR 27 PH 3: 27
 MICHELLE DYER
 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 FIFTY-EIGHT THOUSAND FOUR HUNDRED EIGHTY-----(\$58,480.00) Dollar(s) and other valuable consideration,
Cyrus W. Schoonmaker, an unmarried person

do hereby Convey to
Hill Family Trust Dtd. 11/7/90, Edwin D. Hill and Nancy L. Hill, Trustees

the following described real estate in Madison County, Iowa:
 The real estate described on LEGAL DESCRIPTION attached hereto and by this reference incorporated herein.

I also convey all of my right, title and interest in the Easement recorded in Book 132 on page 611 in the office of the Madison County Recorder.

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 WYOMING Dated: April 17, 1995

[Signature] COUNTY, ss: Cyrus W. Schoonmaker
 On this 17 day of APRIL 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Cyrus W. Schoonmaker (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)

[Signature]
 Glen Gorman _____ (Grantor)

My commission expires March 4, 1999 Notary Public
 (This form of acknowledgment for individual grantor(s) only)

LEGAL DESCRIPTION

That part of the Northwest Quarter of the Northwest Quarter of Section 3, Township 75 North, Range 29 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northwest corner of said Section 3; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the North line of said Northwest Quarter 609.47 feet; thence South 00 degrees 12 minutes 23 seconds West 108.73 feet to the southerly right of way line of Iowa Highway 92 and the point of beginning; thence South 74 degrees 04 minutes 02 seconds East along said right of way line 69.19 feet; thence easterly along said right of way line 128.29 feet on a nontangential curve concave to the north having a central angle of 00 degrees 07 minutes 42 seconds, a radius of 57,425.78 feet and a chord bearing of South 89 degrees 33 minutes 14 seconds East; thence North 79 degrees 46 minutes 26 seconds East along said right of way line 199.45 feet; thence South 01° degrees 56 minutes 46 seconds Wests 302.20 feet; thence North 89 degrees 31 minutes 32 seconds West 210.10 feet; thence South 00 degrees 25 minutes 33 seconds East 25.56 feet; thence North 89 degrees 38 minutes 13 seconds West 172.05 feet; thence North 00 degrees 12 minutes 23 seconds East 309.34 feet to said southerly right of way line and the point of beginning. Said tract contains 2.55 acres, more or less.

Grantors further convey to the Grantee all water rights upon the NE¼ NE¼ of Section Four (4) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except the West Four (4) rods thereof, which rights are reserved in and by virtue of deed recorded in Book 47, Page 270, in the Office of the Recorder of Madison County, Iowa.