

59,000

REAL ESTATE TRANSFER TAX PAID
3
SEAL #
93 00
Michelle Utzler
RECORDER
5-1-95 Madison
DATE COUNTY

REC \$10.00  
 AUDS. 25.00  
 R.M.F. \$1.00

FILED NO. 2793  
 BOOK 134 PAGE 291  
 95 MAY -1 PM 12:40

COUNTER   
 RECORDED   
 COMPARED

MICHELLE UTZLER  
 RECORDER  
 MADISON COUNTY, IOWA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That LINDA J. BERENS and WILLIAM BERENS, wife and husband, Grantors, in consideration of assumption of indebtedness, in hand paid do hereby convey unto BRUCE BELLAMY, GREG L. BELLAMY and KAREN J. PHILIPS, Grantees, the following described real estate situated in Madison County, Iowa, to-wit:

ALL OF GRANTOR'S UNDIVIDED INTEREST IN THE REAL ESTATE SHOWN ON ATTACHED EXHIBIT "A" MADE A PART HEREOF BY REFERENCE, ALL SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD, INCLUDING BUT NOT LIMITED TO INDEBTEDNESS OWING FEDERAL LAND BANK ASSOCIATION AND ANY UNPAID REAL ESTATE TAXES AND FURTHER SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

And the Grantors do hereby covenant with the said Grantees, and successors in interest, that said Grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances whatsoever except as may be above stated; and said Grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 1st day of December, 1994.

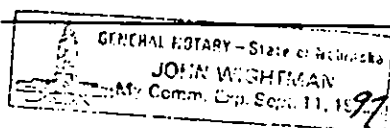
Linda J. Berens  
 Linda J. Berens  
William Berens  
 William Berens

STATE OF NEBRASKA )  
 ) ss.  
 DAWSON COUNTY )

ON this 1st day of December, 1994, before the undersigned, a Notary Public in and for said State, personally appeared LINDA J. BERENS and WILLIAM BERENS, wife and husband, known to be the identical persons named in and who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

John W. Sherman  
 NOTARY PUBLIC

My comm. exp.



## EXHIBIT "A"

**TRACT A:**

Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14); and the West Half (W 1/2) of the Northwest Quarter (NW 1/4) except a tract of land described as: Commencing at the Southwest corner of the Northwest Quarter (NW 1/4) Northwest Quarter (NW 1/4) of Section Thirteen (13) thence South 370' thence East 490' thence North 700' thence West 490' thence South 330' to the point of beginning and Southeast quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the South 20 acres of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirteen (13), and the South 8 acres of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Eleven (11), and all that part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12) Lying South of the main channel of the North River except a tract of land described as commencing at the Southeast corner of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) thence West 84 feet, thence North 510 1/2 feet thence West 172 1/2 feet thence South 81' West 600 feet thence North 8 3/4' West to the center of the main channel of said North River thence Easterly along the center of said main channel to the East line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) thence South on said East line to the point of beginning all in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa

**TRACT B:**

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4); the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4); and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4); the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and the North One-fourth (N 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the South Three-fourths (3/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and the South 8 acres of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the South Three-fourths (3/4) of the East one-fourth (E 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14), and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.