

FILE NO. 1053
RECORDING FEE \$ 11.00
TRANSFER FEE \$ 10.00

FILED FOR RECORD THE 16 DAY OF
October, 1995 AT 3:16
O'CLOCK P.M. BOOK 135 PAGE 47

STATE OF IOWA, Madison COUNTY:
BY Michelle Titeler Recorder
BY Shirley H. Henry DEPUTY

REC \$ 10.00
ADD \$ 10.00
R.M.F. \$ 1.00

WARRANTY DEED

IN CONSIDERATION OF Estate Planning Objectives,

ETHEL HENRY a/k/a ETHEL N. HENRY,
an unmarried person,

COMPUTER
RECORDED
CORRECTED

does hereby CONVEY unto

DONALD F. HENRY,

the following described real estate located in Madison County, Iowa:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE, RESERVING A LIFE ESTATE UNTO THE GRANTOR FOR THE DURATION OF GRANTOR'S LIFETIME:

The Northwest Quarter of the Northwest Quarter (NW¹/₄ NW¹/₄), (EXCEPT the North 30 rods thereof), in Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

and

The North Fifty (50) acres of the East Half of the Northwest Quarter (E¹/₂ NW¹/₄) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

and

A tract bounded by a line described as commencing at a point 20 rods South of the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW¹/₄ NW¹/₄) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence North 20 rods; thence West to the Northwest corner of the East Half of the Southeast Quarter of the Northeast Quarter (E¹/₂ SE¹/₄ NE¹/₄) of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence South 17 rods and 9 1/2 feet; thence in a southeasterly direction on a straight line to a point 16 1/2 rods east and 37 2/3 rods south of the northwest corner of the East Half of the Southeast Quarter of the Northeast Quarter (E¹/₂ SE¹/₄ NE¹/₄) of said Section Fourteen (14); thence in a southeasterly direction on a straight line to a point 13 2/3 rods west and 40 rods and 3 1/2 feet south of the northeast corner of said 20 acre tract; thence in a southeasterly direction on a straight line to a point which is 41 rods and 2 1/2 feet south of the northeast corner of said 20 acre tract; thence in a northeasterly direction on a straight line to a point 12 rods east and 41 rods and 6 inches south of the northwest corner of the Southwest Quarter of the Northwest Quarter (SW¹/₄ NW¹/₄) of said Section Thirteen (13); thence in a northeasterly direction on a straight line to a point 40 rods east and 33 2/3 rods south of the Southwest Quarter of the Northwest Quarter (SW¹/₄ NW¹/₄) of said Section Thirteen (13); thence in a northeasterly direction of a straight line to a point which is 13 rods west and 21 1/2 rods south of the northeast corner of said 40 acre tract; thence in a northeasterly direction on a straight line to the place of beginning.

NO TRANSFER TAX

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the 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 above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, I have subscribed my name on this 10 day of October, 1995.

Ethel Henry
Ethel Henry

CERTIFICATE OF ACKNOWLEDGMENT

State of Iowa, Clarke County: ss:

On this 10 day of October, 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ethel Henry a/k/a Ethel N. Henry, an unmarried person, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

L.P. Van Werden

Notary Public in and for said State

