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1158 FILED NO ..

BOOK 135 PAGE 91

95 OCT 25 AMII: 51

MICHELLE UT SLER RECORDER MADISON COUNTY.10WA



WARRANTY DEED (Several Grantors)

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration ofTen_(\$10	.00)	
Dollar(s) and other valuable consideration, individually and in their cap	DANIEL F. MULVIHI	LL AND MARY E. MULVIHILL, under Declaration of Trust
dated July 28, 1982		
		
do hereby Convey to ROBERT J. MUL	WIHILL, single,	

Parcel "A" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Center of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence, along the East line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), South 00°00'00" West 556.76 feet; thence North 90°00'00" West 323.16 feet; thence North 00°00'00" East 521.73 feet to the North line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4); thence, along said North line, North 83°48'48" East 325.05 feet to the Point of Beginning, containing 4.000 acres, including 0.506 acres of county road right of way,

Daniel F. Mulvihill and Mary E. Mulvihill affirmatively state that they are now husband and wife, that they have been married to one another for over thirty years, and that they were husband and wife on March 25, 1991, the date on which Daniel F. Mulvihill delivered the Quit Claim Deed to Daniel F. Mulvihill and Mary E. Mulvihill, Trustees under Declaration of Trust dated July 28, 1982, which deed was recorded on March 25, 1991, in Deed Record 128 page 565 of the Madison County Records.

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

g	•	
Dated: October 23, 1995	DECLARATION OF TRUST DATED JULY 28	1982
DANIEL F. MULVIHILL, individually (Grantor)	DANIEL F. MULVIHILL, Trustee	(Granto
Mary E Mulville (Grantor)	By Mory E Mulvehill	(Granto
MARY E. MULVIHILL individually (Grantor)	MARY E MULVIHILL, Trustee	(Granto
(Grantor)	— L	(Granto

DEED RECORD 135

(Grantor) Trustee (Grantor) (Grantor) 'rustee (Grantor)

91

tate of California	
ounty of <u>San Diego</u>	<u> </u>
	me Nancy L. Meyer, Notary Public
DATE DETORE	Mancy L. Meyer, Notary Public
ersonally appeared <u>Daniel F. P</u>	Mulvihill and Mary E. Mulvihill NAME(S) OF SIGNER(S)
personally known to me - OR - \Box	proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ie/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument
NANCY L. MEYER COMMA #961336 Notary Public California SAN DIEGO COUNTY My comm. expires MAR 24,1996	WITNESS my hand and official seal. Mancy G. Meyer SIGNATURE OF NOTAGY OPTIONAL
COMMA #961336 Notary Public-California SAN DIEGO COUNTY My comm. expires MAR 24,1996 ough the data below is not required by law, it may udulent reattachment of this form.	OPTIONAL y prove valuable to persons relying on the document and could preven
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMEI	PIO. 390/				
State of California					
County of San Diego					
On October 23, 1995 before me, 1	Nancy L. Meyer, Notary Public				
Daniel F. Mulvihill personally appeared <u>Trustees</u> , <u>Declaration</u>	and Mary E. Mulwining not are before Mulwining and Mary Public ion of Trust Dated July 28, 1982 NAME(S) OF SIGNER(S)				
subso know the capa signa or th	me on the basis of satisfactory evidence the person(s) whose name(s) is/are cribed to the within instrument and acledged to me that he/she/they executed same in his/her/their authorized city(ies), and that by his/her/their ture(s) on the instrument the person(s), e entity upon behalf of which the on(s) acted, executed the instrument.				
NANCY L MEYER	ESS my hand and official seal.				
Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent					
fraudulent reattachment of this form. CAPACITY CLAIMED BY SIGNER	X				
INDIVIDUAL CORPORATE OFFICER	DESCRIPTION OF ATTACHED DOCUMENT Warranty Deed to Robert J. Mulvihill (property - Madison Co., Iowa)				
TITLE(S)	TITLE OR TYPE OF DOCUMENT				
PARTNER(S)	8				
GENERAL ATTORNEY-IN-FACT	NUMBER OF PAGES				
	October 23, 1995				
	DATE OF DOCUMENT				
SIGNER IS REPRESENTING:	Daniel F. Mulvihill and Mary E. Mulvihill				
NAME OF PERSON(S) OR ENTITY(IES)	Also signed as Individuals				
Mulvihill, Trustees under Declaration of Trust Dated July 28,	SIGNER(S) OTHER THAN NAMED ABOVE				

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