



COMPUTED ✓  
RECORDED ✓  
COMPARED ✓

FILED NO. 1158

BOOK 135 PAGE 91

95 OCT 25 AM 11:51

REC \$ 15.00  
AIDS \$ 5.00  
R.M.F. \$ 1.00

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA



**WARRANTY DEED**  
(Several Grantors)

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Ten (\$10.00)  
Dollar(s) and other valuable consideration, DANIEL F. MULVIHILL AND MARY E. MULVIHILL,  
individually and in their capacity as Trustees under Declaration of Trust  
dated July 28, 1982

do hereby Convey to ROBERT J. MULVIHILL, single,

the following described real estate in Madison County, Iowa:

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.

Dated: October 23, 1995  
Daniel F. Mulvihill  
DANIEL F. MULVIHILL, individually (Grantor)

Mary E. Mulvihill (Grantor)  
MARY E. MULVIHILL, individually (Grantor)  
(Grantor)

DECLARATION OF TRUST DATED JULY 28, 1982  
By Daniel F. Mulvihill  
DANIEL F. MULVIHILL, Trustee (Grantor)

By Mary E. Mulvihill (Grantor)  
MARY E. MULVIHILL, Trustee (Grantor)  
(Grantor)



