

48,000

WARRANTY DEED

IOWA REALTY CO., INC.
3501 Westown Parkway
West Des Moines, Iowa 50266

Know All Men by These Presents: That James S. Burrell and Barbara J. Burrell, husband and wife

_____ in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here Convey unto Judith A. Gronemyer nka Judith A. Adams

_____ the following described real estate, situated in Madison County, Iowa, to-wit:

SEE EXHIBIT "A" ATTACHED

REAL ESTATE TRANSFER TAX PAID
TAX PAID <u>3</u>
STAMP #
\$ <u>76</u> ⁰⁰
<u>Michelle Utzler</u>
RECORDER
<u>11-1-95</u> <u>Madison</u>
DATE COUNTY

This deed is given in fulfillment of a certain contract recorded in Book 124, Page 529 of the Madison County, Iowa records.

Subject to and together with any and all easements, covenants 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 _____ day of _____, 19 95

James S. Burrell
James S. Burrell

Barbara J. Burrell
Barbara J. Burrell

STATE OF ~~IOWA~~ AR
COUNTY OF Van Buren ss.
30 October 1995 before me,
Notary Public in and for said County, in said State, personally appeared: James S. Burrell and Barbara J. Burrell, husband and wife

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

Teresa R. Brown
Notary Public in and for said County.

COMPUTER
RECORDED
COMPLETED

REC 10
AND 5
R.M.F. \$ 100

FILED NO. 1237

BOOK 135 PAGE 110

95 NOV - 1 PH 1:51

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Teresa R. Brown, Notary Public
Van Buren County, Arkansas
My Commission Expires 5/13/96

EXHIBIT "A"

Commencing at a point of reference, at the Southeast Corner of Section 12, Township 76 North, Range 29 West of the Fifth Principal Meridian, Jackson Township, Madison County, Iowa; thence due North 545.6 feet along the East line of the Southeast Quarter of said Section 12 to the point of beginning; thence continuing due North 450.0 feet along said East line of the Southeast Quarter of Section 12; thence North 90° West 485.0 feet; thence due South 450.0 feet; thence South 90°00' East 485.0 feet to the point of beginning, and subject to encumbrances of record, and containing 5.0 Acres, more or less, EXCEPT that part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 76 North, Range 29 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the southeast corner of said Section 12; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the east line of the said Southeast Quarter of the Southeast Quarter 978.15 feet to the southeast corner of Parcel C, as recorded in Book 2, Page 410, Madison County Recorder's Office and the point of beginning; thence North 88 degrees 26 minutes 38 seconds West along the south line of said Parcel C 485.18 feet; thence North 00 degrees 00 minutes 00 seconds East 4.27 feet; thence North 90 degrees 00 minutes 00 seconds East 485.00 feet to the east line of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 00 minutes 00 seconds East along said east line 17.45 feet to the southeast corner of said Parcel C and the point of beginning. Said tract contains 0.12 acres more or less and is subject to a Madison County Highway Easement over the easterly 0.01 acres thereof