



COMPUTER RECORDED
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REC \$ 5.00
AUD \$ 5.00
R.M.F. \$

MICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of (\$33,500.00) THIRTY THREE THOUSAND FIVE HUNDRED AND NO/100
Dollar(s) and other valuable consideration, SAMUEL D. SMART, AN UNMARRIED PERSON

do hereby Convey to JOHN A. WALKER AND SHARON K. WALKER, HUSBAND AND WIFE,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa:

The Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Ten (10) and Parcel "A", located in the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Ten (10), more particularly described as; Commencing at the West Quarter Corner of Section 10, T75N, R26W of the 5th P.M., Madison County, Iowa; thence proceeding Southerly along the West line of the SW¼ of said Section 10 at an assumed bearing of South 0°00'00" West, 863.77 feet to the Point of Beginning, thence South 0°00'00" West, 447.06 feet to a point on the West line of the SW¼ of said Section 10; thence North 86°08'27" East along the South line of the NW¼ of said Section 10, 1295.59 feet to the SE corner of the NW¼ of the SW¼ of said Section 10; thence North 0°08'49" East along the East line of the NW¼ of the SW¼ of said Section 10, 210.40 feet; thence North 84°27'19" West, 139.54 feet; thence South 68°16'53" West, 140.58 feet; thence North 61°26'53" West, 175.32 feet; thence North 50°49'26" West, 305.19 feet; thence South 81°33'50" West, 603.50 feet to a point on the East right-of-way fence of the County Road; thence South 90°00'00" West, 36.15 feet to the Point of Beginning, containing 11.084 acres, including 0.419 acres of County Road right-of-way, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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.

STATE OF TEXAS, ss:
BEXAR COUNTY,

Dated: OCTOBER 25, 1995

On this 25 day of OCTOBER, 1995 before me the undersigned, a Notary Public in and for said State, personally appeared

Samuel D. Smart

SAMUEL D. SMART (Grantor)

SAMUEL D. SMART

(Grantor)

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.

Sharon K. Walker
Notary Public



(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only) in and for said