

88,000

FIRST REALTY, LTD.
P. O. BOX 10343
DES MOINES, IA 50306

PROPERTY ADDRESS:
R R BOX 98
ST. CHARLES, IOWA

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID
STAMP
\$ <u>140.00</u>
<i>T. J. Utzler</i>
RECORDER
<u>6-30-95</u>
DATE
<u>Madison</u>
COUNTY

FILED NO. 3310

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95 JUN 30 PM 2:19

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That FRED L. SMITH AND SANDRA J. SMITH, husband and wife, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto ROBERT F. BEMISDARFER AND KATHRYN J. BEMISDARFER, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in MADISON County, Iowa, to-wit:

A PARCEL OF LAND LOCATED IN THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION SIXTEEN (16) IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 16; THENCE SOUTH 85 DEGREES 03 MINUTES WEST, 441.6 FEET ALONG THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 3 DEGREES 33 MINUTES WEST, 926.9 FEET; THENCE SOUTH 77 DEGREES 55 MINUTES EAST, 507.5 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 780.8 FEET ALONG THE EAST LINE OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION SIXTEEN (16) TO A POINT OF BEGINNING CONTAINING 9.1390 ACRES INCLUDING 1.2056 ACRES OF COUNTY ROAD RIGHT-OF-WAY. EAST LINE OF THE WEST HALF (1/2) OF SOUTHEAST QUARTER (1/4) OF SECTION 16-76-26 IS ASSUMED TO BEAR DUE NORTH AND SOUTH

SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS 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 29th day of JUNE, 1995.

By: *Fred L. Smith*
FRED L. SMITH

By: *Sandra J. Smith*
SANDRA J. SMITH

STATE OF IOWA, COUNTY OF POLK:SS

On this 29th day of JUNE, A.D. 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared FRED L. SMITH AND SANDRA J. SMITH, husband and wife, known to be the personS named in and who executed the foregoing instrument, and acknowledged that THEY executed the same as THEIR voluntary act and deed.



Maggie Holland
Notary Public in and for Said State

*Correction Deed
See Deed Record 137-158
1-17-97*