

REC \$ 500  
AUD \$ 500  
R.M.F. \$ 100

FILED NO. 74

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COMPILED   
RECORDED   
COMPARED

MICHELLE UTSELL  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Steven Mullane, a single person,

do hereby Convey to  
John M. Mullane and Geraldine P. Mullane, husband and wife,

the following described real estate in Madison County, Iowa:

A parcel of land located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence along the west line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), North 00 00'00" 330.96 feet, thence North 84 12'58" East 1325.01 feet to the east line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4), thence along said east line, south 00 03'00" West 991.36 feet, thence south 84 08'47" west 1324.31 feet to the west line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence along said west line, north 00 00'00" 661.93 feet to the point of beginning, said parcel of land contains 30.014 acres, including 0.752 acres of county road right of way.

Subject to all building restrictions and easements of record.  
Deed is between family members--no revenue stamps required.

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 IOWA

Dated: June 29, 1995

POLK COUNTY, ss:

On this 29th day of June,  
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven Mullane, a single person,

Steven Mullane (Grantor)

(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.

(Grantor)

Richard J. Howes  
Notary Public

(Grantor)

(This form of acknowledgment is valid only if the grantor(s) only)

