

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters
Winterset, Iowa

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX PAID
17 STAMP #
\$ 90.40
<i>Michelle Utsler</i> RECORDER
2-14-95 <i>Madison</i> DATE COUNTY

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

FILED NO. 116

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95 JUL 14 AM 11:16

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Fifty-six thousand nine hundred & no/100---- (56,900.00)
Dollar(s) and other valuable consideration,
Richard D. Eveland and Gladys M. Eveland, husband and wife,

do hereby Convey to
Lynn D. Utsler

the following described real estate in Madison County, Iowa:

A parcel of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4), of Section Eighteen (18), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of said Northwest Quarter (1/4) of the Southeast Quarter (1/4), thence along the East line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) South 00°00'00" West, a distance of 1074.53 feet, thence departing said East line along a line fence North 88°40'03" West, a distance of 344.00 feet, thence along a line fence North 00°17'06" East, a distance of 1070.77 feet, thence along a partition fence South 89°17'03" East, a distance of 338.61 feet to the Point of Beginning, said parcel contains 8.403 acres, more or less, including 0.814 acres presently established county road Right-of-Way easement, said parcel subject to all easements of record.

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 30, 1995

Madison COUNTY,

ss:

On this 30 day of June,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard D. Eveland and Gladys M. Eveland

Richard D. Eveland
Richard D. Eveland (Grantor)

Gladys M. Eveland
Gladys M. Eveland (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.

Steven P. Utsler
7/30/95

Notary Public

(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)