

REAL ESTATE TRANSFER TAX PAID	
24	
STAMP	
\$ 36.80	
Michelle Utzler	
RECORDER	
8-16-95	Madison
DATE	COUNTY

REC \$10.00
AUD \$5.00
R.M.F. \$1.00

FILED NO. 429

BOOK 134 PAGE 630

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MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER ☒
RECORDED ☒
COMPARED ☒

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Twenty-three Thousand Five Hundred & No/100 (\$23,500)
Dollar(s) and other valuable consideration,
Bernard W. Gray and Thelma L. Gray, Husband and Wife,

do hereby Convey to
William M. Bortell and Cynthia J. Bortell,

the following described real estate in Madison County, Iowa:
See attached legal description.

This Deed is in fulfillment of a real estate contract entered into between the Grantors and Lee V. Viggers and Sharon A. Viggers, dated June 29, 1975 and recorded at Book 105, Page 698, Madison County, Iowa Recorder's Office, which contract rights have subsequently been assigned to and assumed by the Grantees pursuant to instruments recorded in the office of the Madison County, Iowa Recorder, which instruments are recorded at Book 108, Page 408; Book 109, Page 317; and Book 116, Page 99.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 1 APPLIES.

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 IOWADated: July 17, 1995MADISON COUNTY, ss:

On this 17th day of July,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Bernard W. Gray and Thelma L.
Gray

Bernard W. Gray
Bernard W. Gray (Grantor)

Thelma L. Gray
Thelma L. Gray (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.

Carol Bass

Notary Public

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

CAROL BASS
9-22-95

Legal Description

A parcel of land described as the North Half ($\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. Said parcel contains 19.915 acres including 0.267 acres of county road right of way; and A parcel of land described as commencing at the Southeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence N. $00^{\circ}05'$ East 765.4 feet to the center of Jones Creek; thence following the meanderings of Jones Creek in a northwesterly direction to a point on the west line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence S. $00^{\circ}00'$ along said west line 192.0 feet; thence southeasterly along a 573.0 foot radius curve concave northeasterly 356.0 feet; thence S. $35^{\circ}38'$ E. 191.0 feet; thence southeasterly along a 881.5 foot radius curve concave southwesterly 327.7 feet; thence S. $14^{\circ}20'$ E. 120.0 feet; thence southwesterly along a 163.7 foot radius curve concave southerly 298.4 feet; thence N. $89^{\circ}54'$ W. 231.3 feet to west line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence S. $00^{\circ}03'$ West along said west line 9.0 feet to the Southwest Corner of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence N. $86^{\circ}59'$ E. 1315.5 feet to point of beginning. Said parcel contains 28.11 acres more or less including 1.3 acres of county road right of way.

NOTE: The west line of the NE $\frac{1}{4}$ of Section 19, Township 75 North, Range 26 W 5th P.M., is assumed to bear due North and South.