

12,500

REAL ESTATE TRANSFER TAX PAID	
40	
STAMP #	
\$ 19.20	
<i>Michelle Utsler</i>	
RECORDER	
8-25-95	Madison
DATE	COUNTY

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

FILED NO. 514

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 COMPARED

MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

PREPARED BY A.H. LUTHENS, LUTHENS LAW OFFICE, P.C., 8 W. HOWARD, COLFAX, IA 50054, (515)874-4322, FAX (515)874-4442

SPACE ABOVE THIS
 LINE FOR RECORDER

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, Robert R. Stephens and Mary L. Stephens, husband and wife, do hereby Convey to Darrell J. Douglas the following described real estate in Madison County, Iowa:

Commencing at the Northeast Corner of the Northeast Quarter of the Southeast Quarter, Section 12, Township 75 North, Range 26 West of the 5th P.M., thence South 00° 00' along the section line 672.4 feet to the point of beginning. Thence continuing South 00° 00' 644.1 feet to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 12, thence South 83° 23' W. 680.8 feet along the south line of said Northeast Quarter of the Southeast Quarter, thence North 00° 00' 644.1 feet, thence North 83° 23' E. 680.8 feet to the point of beginning. Said parcel contains 10.0001 acres and is situated in the Northeast Quarter of the Southeast Quarter of Section 12, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa.

This deed is in fulfillment of a real estate contract executed July 22, 1994, and that the general warranties herein extend only to July 22, 1994, and after said date the grantors warrants only as against persons claiming by, through, or under them.

Subject to zoning and other ordinances, covenants of record, easements of record for public utilities, roads and highways.

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)
 JASPER COUNTY)ss:

Dated: August 24, 1995

On this 24th day of August, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert R. Stephens and Mary L. Stephens, husband and wife, 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.

Robert R. Stephens
 Robert R. Stephens (SS# [redacted]) (Grantor)

Mary L. Stephens
 Mary L. Stephens (SS# [redacted]) (Grantor)

Angela Matthews
 Notary Public

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