

REAL ESTATE TRANSFER	
46	
S 18 40	
Michelle Utsler	
RECORDER	
8-30-95	Madison
DATE	COUNTY

REC. \$ 500
S.T. \$ 500
R.M.F. \$ 100

FILED NO. 566
BOOK 134 PAGE 673
95 AUG 30 PM 2:09
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

CONSUMER
RECORDED
COMPALED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of TWELVE THOUSAND----- (\$12,000.00)-----
Dollar(s) and other valuable consideration,

Mark A. Thorson, Single

do hereby Convey to

Grant Johnson

the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southwest Quarter (SW¹/₄) of the Northwest Quarter (NW¹/₄) and in the Northwest Quarter (NW¹/₄) of the Southwest Quarter (SW¹/₄) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, and being a part of parcel "A" of Section 26, more particularly described as follows: Beginning at the West Quarter corner of Section 26, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence along the West line of the Southwest Quarter (SW¹/₄) of the Northwest Quarter (NW¹/₄), North 00°00'00" East 375.86 feet, thence South 89°44'21" East 655.74 feet, thence South 00°07'31" East 1424.35 feet to the South right of way line of Highway #92; thence, along said ROW line, South 73°58'18" West 121.35 feet; thence North 07°07'06" West 218.80 feet; thence South 87°11'05" West 171.42 feet; thence South 67°59'13" West 364.53 feet to the West line of the Northwest Quarter (NW¹/₄) of the Southwest Quarter (SW¹/₄), thence, along said West line, North 00°20'08" West 1012.93 feet to the Point of beginning. Said Parcel "C" contains 19.904 acres, including 0.901 acres of public road right of way.

EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: Parcel "D" located in Parcel "C" of the Southwest Quarter (SW¹/₄) of the Northwest Quarter (NW¹/₄) and of the Northwest Quarter (NW¹/₄) of the Southwest Quarter (SW¹/₄) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa; thence, along the West line of the Southwest Quarter (SW¹/₄) of said Section Twenty-six (26), North 00°00'00" East 375.86 feet to the Northwest corner of existing Parcel "C"; thence South 89°44'21" East 655.74 feet to the NE corner of said Parcel "C"; thence along the East line of said Parcel "C", South 00°07'31" East 663.91 feet; thence North 89°44'21" West 655.50 feet to the West line of said parcel "C"; thence, along said West line, North 00°20'08" West 288.06 feet to the Point of beginning. Said Parcel "D" contains 10.000 acres, including 0.503 acres of county road right of way.

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: August 29, 1995

MADISON COUNTY, SS:

On this 30 day of August, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark A. Thorson

Mark A. Thorson
Mark-A. Thorson (Grantor)

(Grantor)

(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.

[Signature]
Notary Public

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