

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

FILED NO: 927

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95 OCT -4 PM 2:59

COMPARED ✓
RECORDED ✓
CONFIRMED ✓

MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One and no/100----- (\$1.00)

Dollar(s) and other valuable consideration,

John E. Snyder and Dorothy I. Snyder, husband and wife,

do hereby Convey to

John E. Snyder Corporation,

the following described real estate in Madison County, Iowa:

A part of the East 45.52 Acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa described as commencing at the Southeast Corner of said North Half (1/2) of the Northwest Fractional Quarter (1/4); thence West 602.8 feet along South line of said North Half (1/2) of the Northwest Fractional Quarter (1/4); thence North 00°56' West 1,034 feet to the point of beginning; thence East 283 feet; thence North 00°38' West 171.4 feet; thence North 89°20 1/2' West 283.8 feet along South right-of-way line of Iowa Highway #92; thence South 00°56' East 174.6 feet to the point of beginning, containing 1.1250 acres, and is to be designated as Lot Eight (8) of Block One (1) of Watts and Corkrean Addition to Winterset, Iowa.

The consideration for this Deed is less than \$500.00. Therefore, no declaration of value or groundwater hazard statement is 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: October 4, 1995

Madison COUNTY, ss:

On this 4th day of October, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared John E. Snyder and Dorothy I. Snyder

John E. Snyder (Grantor)

Dorothy I. Snyder (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.

Gina M. Hackett

Notary Public

(Grantor)

(Grantor)

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



DEED RECORD 60

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