

REAL ESTATE TRANSFER  
TAX PAID 4  
STAMP #  
\$ 52.80  
Michelle Utzler  
RECORDER  
10-6-95 Madison  
DATE COUNTY

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

FILED NO. 966

BOOK 135 PAGE 19

95 OCT -6 AM 10:27

COMPUTER   
RECORDED   
CORRECTED

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER.



### WARRANTY DEED

For the consideration of ---Thirty-three Thousand Five Hundred  
Dollar(s) and other valuable consideration,  
KENNETH DAVIS and DONNA DAVIS, husband and wife,

do hereby Convey to  
GARY KIERNAN and CAROL KIERNAN, Husband and wife as Joint Tenants with Full Rights of  
Survivorship and not as Tenants in Common

the following described real estate in Madison County, Iowa:

See Legal Description attached hereto and by this reference incorporated herein.

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  
COUNTY, MADISON  
On this 4 day of October,  
1995, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Kenneth Davis and Donna Davis

Dated: October 4, 1995

Kenneth A. Davis  
(Kenneth Davis) (Grantor)

Donna Davis  
(Donna Davis) (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.

Robert F. Corbreen  
Notary Public

(Grantor)

(Grantor)

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

A parcel of land described as follows, to-wit: Commencing at the South Quarter (¼) corner of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence West along the South line of the Southwest Quarter (¼) of said section 1388.04 feet (recorded as 1488.5 feet); thence North 00°15'29" West 63.09 feet to a found ½" rebar being the Southeast corner of Parcel "A" of plat filed in Plat Book 1, Page 92, Madison County Recorder's Office, and also being on the North Right of Way line of Iowa Highway 92 and the Point of Beginning; thence continuing North 00°15'29" West 125.82 feet; thence South 88°49'26" West 109.14 feet; thence North 00°41'48" West 32.07 feet; thence North 88°51'07" East 109.29 feet; thence North 00°27'35" West 51.10 feet; thence North 89°51'26" East 120.43 feet; thence North 00°12'49" West 72.51 feet; thence North 89°43'32" West 864.31 feet; thence North 03°07'55" East 13.91 feet; thence North 89°59'45" West 230.64 feet; thence South 37°21'18" West 106.30 feet; thence South 89°19'15" East 159.86 feet; thence South 00°05'29" West 194.10 feet, to the North Right of way line of Iowa Highway 92, thence along said line, South 89°59'55" East 437.88 feet; thence South 78°47'12" East 101.95 feet; thence North 89°54'35" East 342.31 feet to the Point of Beginning, containing 5.942 acres, more or less, subject to a 20 feet sewer easement along part of the North side and to a 12 feet access easement along part of the South side of described parcel, and except a parcel of land in the Southwest Quarter (¼) of Section Thirty-five (35), Township Seventy-six (76) North,

Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the South Quarter (¼) corner of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the South line of the Southwest Quarter of said section on an assumed bearing of North 90°00'00" West a distance of 1388.04 feet; thence North 00°15'29" West 63.09 feet to the Southeast corner of Parcel "A" of plat filed in Plat Book 1, Page 92, Madison County Recorder's Office, and also being on the North Right of Way line of Iowa Highway 92 and the Point of Beginning; thence continuing North 00°15'29" West 125.82 feet; thence South 88°49'26" West 109.14 feet; thence South 00°15'14" East 123.75 feet to aforesaid Right of Way line; thence North 89°54'35" East 109.14 feet to the Point of Beginning, containing 0.313 acres, more or less, together with a 35 foot wide easement for ingress and egress abutting the West side of herein described parcel and together with an easement for a water line described as: Commencing at the South Quarter (¼) corner of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the South line of the Southwest Quarter (¼) of said Section on an assumed bearing of North 90°00'00" West a distance of 1388.04 feet; thence North 00°15'29" West 63.09 feet to the Southeast corner of Parcel "A" of plat filed in Plat Book 1, Page 92 Madison County Recorder's Office, and also being on the North Right of Way line of Iowa Highway 92; thence S. 89°54'35" West 109.14 feet; thence North 00°15'14" West 93.13 feet to the Point of Beginning; thence continuing North 00°15'14" East 30.62 feet; thence North 00°41'48" West 32.07 feet; thence North 88°51'07" East 15.00 feet; thence North 00°41'48" West 126.84 feet; thence North 89°43'32" West 35.00 feet; thence South 00°41'48" East 190.00 feet; thence North 90°00'00" East 19.76 feet to the point of beginning.