

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

FILED NO. 976

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COMPUTER
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CORRECTED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Stephen A. Hall, P.O. Box 357, Indianola, IA 50125; 515/961-2509

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of one
Dollar(s) and other valuable consideration,
Edna P. Lancaster, single and Thomas W. Lancaster, single

do hereby Convey to
Eric J. Thompson and Stacie L. Thompson as joint tenants with full rights of
survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

Parcel "A" in the Northwest Fractional Quarter of the Northwest Quarter (NW¹/₄ NW¹/₄) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence along the West line of the Northwest Quarter (NW¹/₄) of said Section One (1), South 00°00'00", 996.01 feet; thence South 90°00'00" East, 144.60 feet to the point of beginning. Thence North 85°15'33" East, 643.65 feet; thence North 09°46'26" West, 101.55 feet, thence North 86°49'00" West, 130.02 feet; thence North 09°46'26" West, 448.46 feet; thence South 74°03'23" West, 198.25 feet to the centerline of County road R-35; thence along said centerline, South 23°53'30" West, 312.13 feet; thence Southwesterly 281.56 feet along a 2,864.79 foot radius curve, concave Southeasterly, having a central angle of 05°37'52" and a chord bearing South 21°04'34" West, 281.44 feet to the point of beginning. Said Parcel "A" contains 4.797 Acres including 0.690 Acres of County Road R-35 right of way.

Subject to easements of record.

Consideration under \$500.00 and is exempt from taxation.

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: 10-5-95

ss:

MADISON COUNTY,

On this 5th day of October,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Edna P. Lancaster and Thomas W. Lancaster

Edna P. Lancaster
Edna P. Lancaster (Grantor)

Thomas W. Lancaster
Thomas W. Lancaster (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.



J. Closeock
Notary Public

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