

12,500

REAL ESTATE TRANSFER TAX PAID
STAMP # 36
S 19 20
Michelle Utsler
RECORDER
4-26-96 Madison
DATE COUNTY

COMPUTER	✓
RECORDED	✓
COMPARED	✓
REC \$ 10.00	
AUD \$ 5.00	
R.M.F. \$ 1.00	

FILED NO. 2921
 BOOK 136 PAGE 191
 96 APR 26 PM 3:31
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Reynoldson, Van Werden, Kimes, & Lloyd, L.L.P., P.O. Box 199, Osceola, Iowa 50213 1-515-342-2157

WARRANTY DEED

IN CONSIDERATION OF One Dollar and Other Valuable Consideration,

WILMARIE McDONALD

an unmarried person,

does hereby CONVEY unto

JOHN K. McDONALD and SUSAN C. McDONALD,
 husband and wife,
 as Joint Tenants with full right of ownership in the survivor,
 and not as Tenants in Common,

the following described real estate located in Madison County, Iowa:

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following two tracts located therein:

Excepted Tract 1:

The South 700 feet of the West 435 feet of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

and

Excepted Tract 2:

That part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the northwest corner of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Twenty-five (25); thence on an assumed bearing of North 84°38'18" East along the north line of said Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) a distance of 362.00 feet; thence South 00°00'00" East 362.00 feet; thence South 84°38'18" West 362.00 feet to the west line of said Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$); thence North 00°00'00" East along said west line 362.00 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) and the point of beginning. Said tract contains 3.00 acres and is subject to a Madison County Highway R 35 Easement over the westerly 0.66 acres thereof.

TRANSFER TAX \$19.20

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, I have subscribed my names on this 25 day of April, 1996.

Wilmarie McDonald
 Wilmarie McDonald

RECORDED
INDEXED
SERIALIZED

Reynoldson, Van Werden, Kimes, & Lloyd, L.L.P., P.O. Box 199, Osceola, Iowa 50213 1-515-342-2157

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, Madison COUNTY, SS:

On this 25th day of April, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Wilmarie McDonald, an unmarried person, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Shane K. Pashek
Notary Public in and for said State

