

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

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information William A. Eddy 122 W. Jefferson Osceola, IA (515) 342-2619
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (\$1.00) -----
Dollar(s) and other valuable consideration,
Larry P. Noftsger and Mary J. Noftsger, husband and wife,

do hereby Convey to
Adam Noftsger, a single person,

the following described real estate in Madison County, Iowa:
Parcel "A", located in the Northeast Quarter of the Northeast Quarter of Section 33, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 33, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°08'29" East along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 33, 760.62 feet; thence North 88°10'56" East, 267.59 feet; thence South 0°00'00" West, 765.41 feet to a point on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 33; thence South 87°18'10" West along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 33, 269.64 feet to the Point of Beginning. Said parcel contains 4.673 acres, including 0.204 acres of County Road Right-of-way.

Grantors reserve the right of first refusal should Grantees offer said property for sale for joint lives of Grantors.

This deed is given between parents and child without actual consideration and is exempt from the Iowa transfer tax.

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,
CLARKE COUNTY,
On this 25th day of April,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Larry P. Noftsger and Mary J.
Noftsger, husband and wife,

Dated: April 25, 1996
ss: Larry P. Noftsger
Larry P. Noftsger (Grantor)

Mary J. Noftsger
Mary J. Noftsger (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.

Sharon K. Walton
Notary Public
SHARON K. WALTON
MY COMMISSION EXPIRES
1998
(This form of acknowledgment is for individual grantor(s) only)

DEED RECORD 136 193
(Grantor)