

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

REAL ESTATE TRANSFER
TAX PAID 4
STAMP
\$ 95.20
RECORDED
5-1-96
MADISON
DATE COUNTY

FILED NO. 2980

BOOK 136 PAGE 201

96 MAY -1 PM 2: 27

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Property of E. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Sixty Thousand and no/100 (\$60,000.00) - - - - -
Dollar(s) and other valuable consideration,
Maxine Bek Bruett, single

do hereby Convey to
Charles L. Clark a single person

the following described real estate in Madison County, Iowa:

That part of the west one half of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1); thence on an assumed bearing of North 89 degrees 33 minutes 34 seconds West along the south line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4) a distance of 538.86 feet; thence North 00 degrees 12 minutes 02 seconds East 559.58 feet; thence North 89 degrees 56 minutes 05 seconds West 789.01 feet to the west line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4); thence North 00 degrees 00 minutes 00 seconds East along said west line 729.56 feet to the northwest corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4); thence North 00 degrees 00 minutes 17 seconds East along the west line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1) a distance of 1316.77 feet to the northwest corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4); thence North 89 degrees 56 minutes 44 seconds East along the north line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) a distance of 576.79 feet; thence South 00 degrees 00 minutes 00 seconds East 275.11 feet; thence South 88 degrees 17 minutes 11 seconds East 374.33 feet; thence North 00 degrees 04 minutes 00 seconds East 286.66 feet to said north line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4); thence continuing North 00 degrees 04 minutes 00 seconds East 254.62 feet; thence South 89 degrees 24 minutes 42 seconds East 369.30 feet to the east line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1); thence South 00 degrees 05 minutes 42 seconds East along said east line a distance of 250.47 feet to the northeast corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1); thence South 00 degrees 05 minutes 57 seconds East along the east line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) and along the east line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 1 a distance of 2612.21 feet to the southeast corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4) and a point of beginning.

Said tract contains 68.85 acres and is subject to a Madison County Highway Easement over the westerly 1.55 acres thereof.

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: May 1, 1996

MADISON COUNTY,
On this 1 day of May,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Maxine Bek Bruett

ss:
Maxine Bek Bruett
Maxine Bek Bruett (Grantor)

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.

(Grantor)

(Grantor)

Patrick F. Coakley
Notary Public

(Grantor)

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