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95 DEC 22 PM 12: 25

REC. 10.00
ADV. 5.00
R.I.F. 1.00

MICHELLE UPSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of supplementing a Deed previously recorded.
Dollar(s) and other valuable consideration,
Harry B. Watts, an unmarried person,

do hereby Convey to
Farmers and Merchants State Bank,

the following described real estate in MADISON County, Iowa:

A part of the East 45.52 acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northeast corner of said Northwest Fractional Quarter (1/4); thence West 602.80 feet; thence South 00 degrees 56 minutes East 109.65 feet to the point of beginning; thence South 89 degrees 20 1/2 minutes East 283.84 feet along the South right-of-way line of Iowa Highway 92 to the Northwest corner of Lot Seven (7), Block One (1), Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1; thence South 00 degrees 38 minutes East 795.40 feet; thence West 279.60 feet; thence North 00 degrees 56 minutes West 15.0 feet; thence West 60 feet along the North line of Lot "A" 8th Street of said Watts & Corkrean Addition Plat No. 1; thence South 00 degrees 56 minutes East 134.6 feet; thence West 184.50 feet; thence North 00 degrees 56 minutes West 923.61 feet to the South line of Iowa Highway 92 right-of-way; thence South 88 degrees 18 minutes East 138.07 feet; thence South 80 degrees 20 1/2 minutes East 106.56 feet to the point of beginning; said parcel containing 10.1337 acres and is to be divided into Lots Eight (8) through Twelve (12), Block One (1), and Lots Two (2) through Nine (9), Block Two (2), and a portion of 8th Street to be designated as Lot "A", of Watts & Corkrean Addition to Winterset, Iowa.

This Deed corrects & supplements a Deed previously recorded September 7, 1994, in Town Lot Deed Record 59, Page 568 in the office of the Madison County Recorder, without additional consideration. This Deed like the Deed supplemented is given in lieu of foreclosure and is an absolute conveyance. It is not given for security purposes.

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 _____, ss: _____ COUNTY,

Dated: December 21, 1995
Harry B. Watts

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

By Larry Watts
Larry Watts, as holder of a (Grantor)
General Power of Attorney dated & acknowledged September 23, 1994.

(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.

(Grantor)

Notary Public

(Grantor)

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

IOWA STATE BAR ASSOCIATION
Official Form No. 174

ISBA# 04132

Jordan, Oliver & Walters, P.C.
Winterset, Iowa

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 21 day of DECEMBER, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Larry Watts, to me known to be the person who executed the foregoing instrument in behalf of Harry B. Watts and acknowledged that (he) ~~she~~ executed the same as the voluntary act and deed of said Larry Watts

Kathy D. Nicholl

_____, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of natural persons acting by attorney