

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

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

COMPUTER   
RECORDED   
CERTIFIED

FILED NO. **1739**

BOOK 135 PAGE 458

95 DEC 27 AM 11:06

REC 10 00  
ADD 5 00  
R.I.F. \$ 12 00

REGISTERED DEED  
RECORDER  
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Zero  
Dollar(s) and other valuable consideration, Marion Alfred Perin and Shirley Ann Perin,  
husband and wife,

do hereby Convey to Marion Alfred Perin and Shirley Ann Perin, husband and  
wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Warren and Madison County, Iowa: The real estate is described  
on Exhibit A, attached.

This deed is given between husband and wife, without actual consideration  
to make certain their ownership is as joint tenants with full right of  
survivorship. No real estate transfer tax is owed. (Iowa Code Sec.  
428A.2, paragraphs 10 and 11.)

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 ss:

Dated: December 14, 1995

Pelle COUNTY,  
On this 14 day of September December  
1995, before me the undersigned, a Notary  
Public in and for said State, personally appeared  
Marion Alfred Perin and  
Shirley Ann Perin

Marion Alfred Perin  
Marion Alfred Perin (Grantor)

Shirley Ann Perin  
Shirley Ann Perin (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.

8/26/97

Notary Public

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

Gerald Newbough  
G Newbough

(Grantor)

EXHIBIT A TO WARRANTY DEED  
PARCEL I

All that part of the following which lies within the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as an irregular shaped tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and in the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa described as follows: Beginning at the Northwest corner of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa, said point also being the Northeast corner of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, N90°00'0"E along the North line of the Northwest Fractional Quarter (1/4) of said Section Thirty-one (31), 773.00 feet; thence, S00°00'00" E, 413.00 feet; thence, N90°00'00" E, along a line parallel with the 413.00 feet South of the North line of the Northwest Fractional Quarter (1/4) of said Section Thirty-one (31), 368.85 feet; thence, S17°25'00"E along a line parallel with the 25.00 feet West of the Westerly right-of-way line of Interstate No. 35 as it is presently established, 231.16 feet; thence, S02°37'18"E along a line parallel with and 25.00 feet West of the Westerly right-of-way line of said Interstate No. 35, 314.02 feet; thence, S00°10'0"W along a line parallel with and 25.00 feet West of the Westerly right-of-way line of said Interstate No. 35, 656.00 feet; thence, N90°00'00"W along a line parallel with and 1603.26 feet South of the North line of the Northwest Fractional Quarter (1/4) of said Section Thirty-one (31), 400.81 feet; thence, N00°42'33"W, 903.32 feet; thence, S90°00'00" W along a line parallel with and 700.00 feet South of the North line of the Northwest Fractional Quarter (1/4) of said Section Thirty-one (31), 811.50 feet more or less to the East line of Madison County, Iowa; thence continuing S90°00'00" W, 780.00 feet; thence, N00°00'00"E, 633.93 feet to the North line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36); thence N85°09'30"E along the North line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), 782.80 feet to the point of beginning, said tract of land being subject to and together with any and all easements of record; said tract of land being subject to a 33.00 feet wide public roadway easement on the North side thereof; said tract of land contains 35.50 acres more or less.

PARCEL II

The South 414.2 feet, more or less, of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa EXCEPT commencing at a point 1150.3 feet West of the South 1/4 corner of Section 30 and 12.7 feet North of the South line of said Section 30, said point of commencing also being the point of intersection of the center line of the East Lane of I-35; thence West along the projected center line of Iowa Hwy. 207, 750 feet; thence North 50 feet to point of beginning; thence 351.5 feet, thence East 516.12 feet to the West R.O.W. line of I-35, thence right 111° 52 1/2' and Southwesterly along said West R.O.W. line, 378.75 feet to the North R.O.W. line of Iowa Hwy. 207, thence West 375.0 feet to point of beginning and EXCEPT land conveyed to the State of Iowa in Warranty Deed recorded in Book 125, Page 136-137. This parcel, 4.54 acres more or less, is currently bounded on its west, north and east boundaries by boundary line fences, which fences have been maintained in their current locations for more than 20 years. (Said east-side boundary line fence should not be confused with the fence that approximates the west boundary line of the 66-foot-wide access easement described in that certain easement instrument filed on August 30, 1973 in Book 34 at Page 430 of the land records of the County Recorder for Warren County, Iowa.)