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Michelle Utter
RECORDER
1-16-96 Madison
DATE COUNTY

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MICHELLE UTTER
RECORDER
MADISON COUNTY, IOWA

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WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, MAURICE D. MITCHELL a/k/a MAURICE D. MITCHELL, SR. and PHYLLIS F. MITCHELL, husband and wife do hereby Convey to ROBIN EYBERG and JAMES A. EYBERG, wife and husband as Joint Tenants with Full Rights of Survivorship, an undivided one-half interest AND JAN MCCORD HALE and WILLIAM M. HALE, wife and husband as Joint Tenants with Full Rights of Survivorship, an undivided one-half interest, as Tenants in Common, the following described real estate in MADISON County, Iowa:

The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-one (21), except a parcel of land located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-one (21), more particularly described as follows: Beginning at the Northwest Corner of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-one (21), thence, along the North line of said Northeast Quarter of the Southwest Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$), N89°58'00"E 987.99 feet, thence S01°08'26"E 291.35 feet, thence S89°58'00"W 475.73 feet, thence S49°25'55"W 671.50 feet to the West line of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), thence, along said West line, N00°37'00"W 727.59 feet to the Point of Beginning, in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record, said parcel of land contains 9.194 acres, including .0749 acres of county road right-of-way.

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.

Dated: 1-5-96

Maurice D. Mitchell Sr.
Maurice D. Mitchell, Sr. (Grantor)

Phyllis F. Mitchell
Phyllis F. Mitchell (Grantor)

State of Iowa)
County of Polk) ss.

On this 12 day of JANUARY, 1996, before me the undersigned, a Notary Public in and for said State, personally appeared MAURICE D. MITCHELL a/k/a MAURICE D. MITCHELL, SR. and PHYLLIS F. MITCHELL, husband and wife 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.

Sam Kain
Notary Public

