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RECORDER
2-5-96 Madison
DATE COUNTY

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RECORDED.

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

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MICHELLE UTSLE.
RECORDER
MADISON COUNTY.10%A

Prepared By: John E. Casper, Attorney at Law, P.O. Box 67, Winterset, IA 50273 Telephone (515) 462-4912

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of Forty Thousand and no/100 (\$40,000.00) Dollar(s) and other valuable consideration, John R. Eckstein and Hazel Eckstein, husband and wife
do hereby Convey to
the following described real estate in Madison County, lowa:

Satisfying the state of the first of the The Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-six (26) and the Northeast Quarter (1) of the Northeast Quarter (1) of Section Twenty-seven (27), all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except Parcel "A" described as Beginning at the Northeast Corner of the Northwest Quarter (1) of the Northwest Quarter of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence South 00°50'42" West 1288.79 feet along the East line of said Northwest Quarter (1) of the Northwest Quarter (1); thence South 34.54.36" West 18.34 feet; thence North 89°28'09" West 344.52 feet; thence North 00°11'40" East 1300.50 feet to the North line of said Northwest Quarter (1) of the Northwest Quarter (1); thence North 90°00'00" East 369.59 feet to Point of Beginning, containing 10.825 Acres including 0.281 Acres of County Road Right-of-way

the animal residence of the pro-

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 acknowledgement hereof, shall be construed as in the singular or plurat number, and as masculine or feminine gender, according to the context.

STATE OF IOWA ,	DATED: January 12, 1996	
MADISON COUNTY, On this 12th day of January 19_96, before me, the undersigned, a Notary Public	John R. Elestein	
in and for said State, personally appeared John Research and Bazel Eckstein and	John R. Eckstein Hand Eckstein	(Grantor)
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledge that they executed the same as their voluntary act and deed.	Hazef Eckstein	(Grantor)
Beth Flander Notary Public (This form of acknowledgement for individual grantor(s) only)		(Grantor)
(1775 COM) OF BONDON-BOUGHHOUR INCHIDION GERMAN (S) CHIP)		(Grantor)

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