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96 FEB -8 PM 2: 34

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 2.00

MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA



SPECIAL WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration, Patricia Jean Stephenson and Thomas Harold
Stephenson, wife and husband

do hereby Convey to Patricia Jean Stephenson and Thomas Harold Stephenson as joint tenants
with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

The easement of a right of way over the following land: Beginning at a point on the line between the north and south halves of the Northeast Quarter (NE 1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West, where the west line of the ditch along the west side of the present highway that runs north and south on the county line road between Warren and Madison Counties crosses said line between said halves of said Northeast Quarter (NE 1/4) and west of the concrete bridge that crosses Badger Creek, thence west from said ditch 20 feet along said property line, thence south and parallel to said ditch and 20 feet west thereof to the south side of the culvert, or crossing, the county constructs over said ditch (estimated at about 300 feet south from the point of beginning) thence east 20 feet to the west edge of the present ditch, thence northerly along the line of the present ditch to the place of beginning, it being the intention to give a right of way over a twenty-foot-wide strip along the ditch on the west side of the highway so that the grantee can drive to and from the grantee's land that lies south and west of Badger Creek in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section Twenty-four (24), provided said grantee keeps the weeds mowed over said right of way strip and ditch and upon grantee's own land. This easement shall continue to said grantee so long as the county keeps a crossing over said ditch in such manner that the right of way can be used.

Subject to easements of record.

This Deed is between husband and wife and without actual consideration and is exempt from taxation pursuant to § 428A.2(11).

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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:
WARREN COUNTY,

Dated: January 26, 1996

On this 26th day of January, 1996, before me the undersigned, a Notary Public in and for said State, personally appeared Patricia Jean Stephenson and Thomas Harold Stephenson

Patricia J. Stephenson
Patricia Jean Stephenson (Grantor)

Thomas Harold Stephenson
Thomas Harold Stephenson (Grantor)

Some 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.

Teresa A. Cooney
Teresa A. Cooney Notary Public

(Grantor)

(Grantor)

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