

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 17
STAMP #
\$ 53.00
M. J. Walters
RECORDER
2/20/96
DATE COUNTY

FILED NO. 2248
BOOK 135 PAGE 773
96 FEB 20 PM 3:59
RECORDED
MADISON COUNTY, IOWA

G. Stephen Walters, P O Box 230, Winterset, Iowa 50273 515-462-3731



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Thirty-four Thousand and no/100 - - - - (\$34,000)
Dollar(s) and other valuable consideration,
Patricia Jean Lewiston, also known as Patricia J. Lewiston, an
unmarried person,

do hereby Convey to
Karla Fultz McHenry, Gary VanDyke and Richard Seely, as Tenants in Common,

the following described real estate in Madison County, Iowa:

Parcel "A", located in the West Half (1/2) of the Northwest Quarter (1/4) of
Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26),
West of the 5th P.M., Madison County, Iowa, more particularly described as
follows: Beginning at the West Quarter Corner of Section Sixteen (16),
Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M.,
Madison County, Iowa; thence North 0°00'00" East along the West line of the
Northwest Quarter (1/4) of said Section Sixteen (16), 1979.62 to the Northwest
Corner of the South Half (1/2) of the Northwest Quarter (1/4) of the Northwest
Quarter (1/4) of said Section Sixteen (16); thence North 83°11'20" East along
the North line of the South Half (1/2) of the Northwest Quarter (1/4) of the
Northwest Quarter (1/4) of said Section Sixteen (16), 735.42 feet; thence South
0°00'00" West, 783.67 feet; thence South 32°56'46" East, 615.64 feet, thence
South 0°00'00" West, 686.42 feet to a Point on the South line of the Southwest
Quarter (1/4) of the Northwest Quarter (1/4) of said Section Sixteen (16); thence
South 85°41'53" West along the South line of the Southwest Quarter (1/4) of the
Northwest Quarter (1/4) of said Section Sixteen (16), 1068.05 feet to the Point
of Beginning. Said Parcel contains 40.815 Acres, including 0.888 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.

STATE OF IOWA

Dated: February 13, 1996

MADISON COUNTY,

SS:

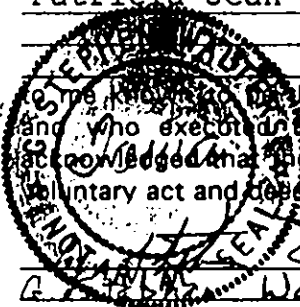
On this 13th day of February
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Patricia Jean Lewiston

Patricia Jean Lewiston
Patricia Jean Lewiston (Grantor)

(Grantor)

(Grantor)

(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.

G. Stephen Walters
G. Stephen Walters
Notary Public

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