

REAL ESTATE TRANSFER TAX PAID 18 STAMP \$ 51.20 Michelle Utaler RECORDER 3-5-96 Madison COUNTY DATE COUNTY

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

FILED NO. 2395 BOOK 60 PAGE 745 96 MAR -5 PH 1:42 MICHELLE UTALER RECORDER MADISON COUNTY, IOWA

COMPUTER RECORDED COMPANED

Preparer Information Samuel H. Braland P.O. Box 370 Earlham, IA 50072 (515) 758-2267 Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of ---Thirty-two Thousand Two Hundred Forty-four Dollar(s) and other valuable consideration, ROBERT L. HESTER and HELEN M. HESTER, husband and wife,

do hereby Convey to CITY OF EARLHAM, IOWA,

the following described real estate in Madison County, Iowa:

Parcel "A" located in the SE 1/4 of the NE 1/4 of Section 1, T77N, R29W of the 5th P.M., Madison County, Iowa located in and forming a part of the City of Earlham, Iowa, more particularly described as follows:

Commencing at the SW corner of the SE 1/4 of the NE 1/4 of Section 1, T77N, R29W of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East along the West line of the SE 1/4 of the NE 1/4 of said Section 1, 488.88 feet to the point of beginning; thence South 89°26'23" East, 443.75 feet; thence North 0°05'48" West, 733.71 feet; thence South 88°49'17" East, 220.00 feet to a point in an existing fence; thence South 0°05'48" East along an existing fence, 856.34 feet; thence North 89°26'23" West, 530.92 feet; thence North 0°00'00" East, 75.00 feet; thence North 89°26'23" West, 133.00 feet to a point on the West line of the SE 1/4 of the NE 1/4 of said Section 1; thence North 0°00'00" East along the West line of the SE 1/4 of the NE 1/4 of said Section 1, 50.00 feet to the point of beginning. Said parcel contains 5.374 acres, including 0.038 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: March 4, 1996

MADISON COUNTY, On this 4th day of March 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert L. Hester and Helen M. Hester

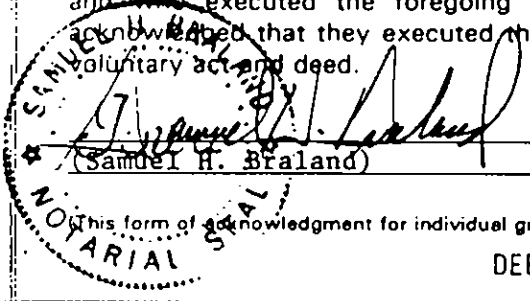
Robert L. Hester (Robert L. Hester) (Grantor)

Helen M. Hester (Helen M. Hester) (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.

(Grantor)

(Grantor)



(Samuel H. Braland) Notary Public

This form of acknowledgment for individual grantor(s) only

DEED RECORD 60

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