

REAL ESTATE TRANSFER
TAX PAID 26
STAMP # 40
\$ 34
Michelle Utsler
RECORDER
3-13-96 Madison
DATE COUNTY

COMPUTER
RECORDED
INDEXED
REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.50

FILED NO. 2474
BOOK 136 PAGE 65
96 MAR 13 PM 3:55
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset (515) 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,
JACK L. WELLER and DORIS WELLER, Husband and Wife,

do hereby Convey to
ILA M. MCFARLAND

the following described real estate in Madison County, Iowa:

A tract of land located in the North Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Center of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, along the North line of the Southeast Quarter (1/4) of said Section Thirty-four (34), North 85°26'40" East 2,216.40 feet; thence South 00°32'30" East 431.65 feet; thence North 86°37'50" West 302.54 feet; thence South 06°47'16" West 270.35 feet; thence North 86°37'50" West 710.48 feet; thence North 07°21'30" East 118.37 feet; thence North 85°47'52" West 111.36 feet; thence North 00°28'00" East 322.73 feet; thence South 89°07'28" West 437.69 feet; thence South 01°14'52" West 357.09 feet; thence South 81°09'17" West 168.47 feet; thence South 03°54'57" East 249.93 feet; thence South 89°54'23" West 482.16 feet to the West line of said Southeast Quarter (1/4); thence North 00°00'00" 655.97 feet to the Point of Beginning. Said tract of land contains 23.852 acres,

and an ingress-egress easement described as follows: A 30-foot wide ingress-egress easement, being 15 feet wide on both sides of the following-described centerline: Commencing at the Center of Section 34, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence, along the North line of the Southeast Quarter (SE 1/4) of said Section 34, North 85°26'40" East 1,208.02 feet; thence South 00°00'00" 562.46 feet to a point on the South boundary of the above-described tract of land and being the point of beginning.

This deed is given in partial satisfaction of a Real Estate Contract recorded in Book 124, Page 474 of the Recorder's office of Madison County, Iowa.

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: Feb. 19, 1996

MADISON COUNTY, IOWA
On this 19 day of Feb, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Jack L. Weller and Doris Weller

Jack L. Weller (Grantor)

Doris Weller (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.

Jerrold B. Oliver
Notary Public

(Grantor)

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



DEED RECORD 136

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