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REAL ESTATE TRANSFER TAX PAID	
34	
STAMP #	
80	
\$ 28	
<i>Michelle Utsler</i>	
RECORDER	
3/18/96	<i>Madison</i>
DATE	COUNTY

FILED NO. 2510
 BOOK 136 PAGE 89
 95 MAR 18 AM 11:55
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

REC \$ 10.00
 AUD \$ 10.00
 R.M.F. \$ 1.00

SPACE ABOVE THIS LINE
 FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Thomas Eugene Greving and Cindy Jennings Greving, husband and wife, do hereby Convey to Jeanne S. Jennings, as trustee for the Paul Stevens Jennings First Trust, Johnston, Polk County, Iowa, Buyer, an undivided one-fourth interest in the following described real estate in Madison County, Iowa:

See attachment marked Exhibit "A"

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.

This deed is being given in fulfillment of a real estate contract dated October 16, 1992 and found at Book 130, Page 568.

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 MISSOURI
 COUNTY OF JACKSON

Dated: 15 OCTOBER 1992

On this 15 day of OCTOBER, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Cindy Jennings Greving and Thomas Eugene Greving, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Cindy Jennings Greving
 Cindy Jennings Greving (Grantor)

Eugene Greving
Thomas Eugene Greving
 Thomas Eugene Greving (Grantor)

Valerie S. Edwards

 Notary Public

VALERIE S. EDWARDS
 NOTARY PUBLIC STATE OF MISSOURI
 COUNTY OF JACKSON
 MY COMMISSION EXPIRES APRIL 25, 1995

 (Grantor)

 (Grantor)



COMPUTER RECORDED
 COMPARED

WHEN RECORDED, RETURN TO:
 Steven P. Wandro
 BROWN WINICK GRAVES DONNELLY BASKERVILLE & SCHOENEBAUM
 Suite 1100, Two Ruan Center, 601 Locust Street
 Des Moines, IA 50309

PMK\JENNINGS\WARDEED.MAD

EXHIBIT "A"

160 Acre Madison County Farm

The South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirteen (13) and the North Half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-four (24) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and the South 25 feet of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Sellers also agree to convey unto Buyers the following-described easement:

An easement for road purposes to the Buyers herein, their heirs, and assigns, over and across the following-described real estate, to-wit: The South 30 feet of all that part of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., which lies East of the East line of the public highway running North and South through said 40 acre tract and also across the following-described tract, to-wit: Commencing at the Southwest corner of the North Half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-eight (28), running thence N. 30 feet, thence in a Southeasterly direction to a point 30 feet East of the place of beginning, thence West to the place of beginning; all rights granted under the foregoing easements are to terminate and shall no longer exist if said right of way is not used for road purposes over a period of 2 years and the Buyer and all subsequent owners shall construct, repair and maintain all fences required for the use of said easement.