

18240

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

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER TAX PAID	
35	
STAMP	
\$ 28.00	
Michelle Utsler	
RECORDER	M. Utsler
DATE 3-18-92	COUNTY Madison

FILED NO. 2511

BOOK 136 PAGE 91

96 MAR 18 PM 1:50

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC. C. MADISON COUNTY, IOWA
R.M.F. \$

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration,
Charles Sharp and Susan Jennings Sharp, 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 131, Page 126

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
COUNTY OF POLK

Dated: October 14, 1992

On this 14th day of October, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Susan Jennings Sharp, 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.

Susan Jennings Sharp
Susan Jennings Sharp (Grantor)

Charles Sharp
Charles Sharp (Grantor)

Margaret M Keizer
Notary Public

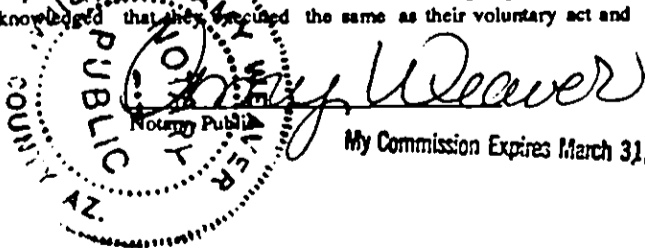
(Grantor)

STATE OF ~~IOWA~~ Arizona
COUNTY OF ~~POLK~~ Pinel

(Grantor)

On this 14 day of Jan, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Sharp, 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.

COMPUTER
RECORDED
COMPARED



My Commission Expires March 31, 1994

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

P100JENNINGS WARRDEED.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.