

REAL ESTATE TRANSFER
TAXES <u>3</u>
<u>730</u>
<i>Michelle Utsler</i>
RECORDER
<u>10-2-96</u> <u>Madison</u>
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO: 924

BOOK 136 PAGE 763

96 OCT -2 PM 4:08

REC 10 RR
ADD 5 RR
R.M.F. 1 RR

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JERROLD B. OLIVER P.O. BOX 230 WINTERSSET IA 515-462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Five thousand dollars and 00/100----(\$5,000.00)
Dollar(s) and other valuable consideration,
JAY WILDIN AND MARY WILDIN, Husband and Wife

do hereby Convey to
Gilbert Dawes and Inez Dawes

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:
Please see Exhibit "A" attached.

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
Madison COUNTY, ss:

Dated: 10-2-96

On this 2 day of Oct,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Jay Wildin and Mary Wildin

Jay Wildin
JAY WILDIN (Grantor)

Mary Wildin
MARY WILDIN (Grantor)

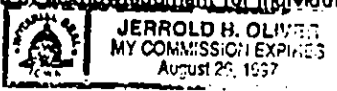
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Jerrold B. Oliver
Notary Public

(Grantor)

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



WILDIN-DAWES WARRANTY DEED

Exhibit "A"

Legal Description

A parcel of land in the Southwest Quarter of the Northeast Quarter and in the Northwest Quarter of the Southeast Quarter, all in Section 14, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of the SW. ¼ of the NE. ¼ Of Section 14, T75N, R27W of the 5th P.M., Madison County, Iowa; thence along the East line of the NW. ¼ of the SE. ¼ of said Section 14, South 00°00'00", 568.24 feet to the centerline of a Creek; thence along said Creek centerline, North 47°30'15" West, 149.84 feet; thence North 26°44'41" West, 118.27 feet; thence North 42°59'52" West, 66.81 feet; thence North 04°49'43" West 78.35 feet; thence North 27°51'46" West, 188.85 feet; thence North 54°44'57" West, 65.78 feet; thence North 43°53'29" West, 109.05 feet; thence departing said Creek centerline, North 22°31'00" East, 292.71 feet; thence South 45°10'13" East, 453.12 feet to the point of beginning. Said parcel of land contains 4.214 acres including 0.118 acres of County Road Right of Way.