

REAL ESTATE RECORDER
TAXES 34
\$ 3920
Michelle Utsler
RECORDER
9-27-96 Madison
DATE COUNTY

REG \$ 500
A. 500
R.M.F. \$ 100

FILED NO. 884
BOOK 136 PAGE 651

96 SEP 27 PM 2:09

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 462-3731

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-FIVE THOUSAND AND NO/100---- (\$25,000.00)
Dollar(s) and other valuable consideration,

CHARLES L. CLARK, Single,

do hereby Convey to

ALLAN C. PANGBORN and RACHEL O. PANGBORN

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

Parcel "D" located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as that part of Parcel B, recorded in Farm Plat Book 2, Pages 671 and 672, Madison County, Iowa, Recorder's Office, located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section One (1); thence on an assumed bearing of North 89°33'34" West along the south line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4); thence North 00°12'02" East 559.58 feet; thence North 89°56'05" West 789.01 feet to the west line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4); thence North 00°00'00" East along said west line 424.70 feet; thence North 88°44'06" East 1324.46 feet to the east line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4); thence South 00°05'57" East along said east line a distance of 1018.57 feet to the southeast corner of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) and the point of beginning. Said tract contains 20.31 acres and is subject to a Madison County Highway Easement over the westerly 0.32 acres thereof.

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: 9-11-96

MADISON COUNTY, SS:
On this 11th day of September, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles L. Clark (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)

George J. Bawn Notary Public (Grantor)

(This form does not constitute an acknowledgment of a deed for recording purposes) GEORGE J. BAWN MY COMMISSION EXPIRES 10-27-98