

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 4.00

FILED NO. 3154

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Prepared By: Henry H. Haugan, Attorney, 1111 Polk Blvd., Des Moines, IA 50311



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of -one-  
Dollar(s) and other valuable consideration, LLOYD G. HUFFER, JR., unmarried,

do hereby Convey to J.S. LIVING TRUST

the following described real estate in MADISON County, Iowa:

A Tract of land commencing 1254 feet East of the Northwest corner of the Northwest Quarter (1/4) and on the North line thereof and running thence South, 13° 51' East 1,403.5 feet, thence South, 72° 39' West, 800 feet to the centerline of the County road, thence following said road in a Southeasterly direction to the East line of said Quarter section, thence North along the East line thereof to the Northeast corner thereof, thence West along the North line thereof to the point of beginning, in Section Thirty Two (32) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to building restrictions and easements of record if any.

*Consideration less than \$500  
HH*

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, ss:  
Madison COUNTY,

Dated: July 15, 1995

On this 15 day of July, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared

Lloyd G. Huffer, Jr.  
Lloyd G. Huffer, Jr. (Grantor)

Lloyd G. Huffer, Jr.

(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

(Grantor)

Henry H. Haugan  
Notary Public

(Grantor)

Notarial Seal (Instrument for individual grantor(s) only)