

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 23
STAMP # 20
\$239
Michelle Utsler
RECORDER
5-16-96 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. **3137**
BOOK 136 PAGE 256
96 MAY 16 AM 11:04
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ 15.00
R.M.F. \$ 1.00

Preparer Information: Jerrold B. Oliver P.O. Box 230 Winterset (515) 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED FIFTY THOUSAND & NO/100--(\$150,000.00)
Dollar(s) and other valuable consideration,
MARY BERNICE MACUMBER, Single,

do hereby Convey to
LESTER L. BIGELOW and MARY KATHRYN BIGELOW

the following described real estate in Madison County, Iowa:

The East Half (E½) of the Southwest Quarter (SW¼) of Section Thirty-four (34), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the Fractional Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) excepting therefrom the following described tract of land, to-wit: Commencing at the Southeast corner thereof, running thence North 9 feet, thence West 77½ rods, thence South 9 feet, thence East 77½ rods to the place of beginning; also, the following described tracts of land, to-wit: Commencing at the Northwest corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), running thence South 10 rods, thence East 2½ rods, thence North 10 rods, thence West 2½ rods to the place of beginning, and commencing at the Northwest corner of the Fractional Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), running thence East 40 rods, thence South 12 rods, thence West 40 rods, thence North 12 rods to the place of beginning; all in Section Three (3), and a tract of land described as follows, to-wit: Commencing at a point 23 chains and 10 links East of the Southwest corner of the Fractional Northeast Quarter (NE¼) of Section Four (4), running thence North 14 chains and 90 links to where said line intersects another line which commences 11 chains and 57 links East of the Southwest corner of said Fractional Northeast Quarter (NE¼) of Section Four (4) and runs North, 39½° East, thence from said intersection on said last described line North, 39½° East, to a point thereon where the same intersects a line which commences at a point 23 chains and 25 links south of the Northeast corner of said Fractional Northeast Quarter (NE¼) of Section Four (4) and runs due West, thence due East 14 chains to the East line of said Fractional Northeast Quarter (NE¼) of Section Four (4), thence South to the Southeast corner of said Fractional Northeast Quarter (NE¼), thence West to the place of beginning, excepting therefrom a cemetery on the South line thereof and a right of way thereto; all in Township Seventy-four (74) North of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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: MAY 16, 1996

MADISON COUNTY, SS:
On this 16th day of May,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Mary Bernice Macumber

Mary Bernice Macumber
Mary Bernice Macumber (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.

D.A. Bolton

(Grantor)

(Grantor)

(Grantor)

Notary Public

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

D.A. BOLTON
MY COMMISSION EXPIRES
2-30-96