

122,520

REAL ESTATE TRANSFER	
TAX PAID 33	
STAMP #	
\$ 195.20	
RECORDER	<i>[Signature]</i>
DATE	COUNTY

REC \$10.00
 ADD \$5.00
 R.M.F. \$1.00

COMPUTER
 RECORDED
 COMPARED

FILED NO. 3189
 BOOK 61 PAGE 129
 96 MAY 20 PM 1:48
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Reynoldson, Van Werden, Lloyd & Reynoldson, L.L.P., P.O. Box 199, Osceola, Iowa 50213 1-515-342-2157

WARRANTY DEED

FOR VALUE RECEIVED, Fred Reed, Jr., and Dorris M. Reed, aka Doris M. Reed, husband and wife, do hereby CONVEY unto Mark A. Chesher and Karen S. Chesher, husband and wife, as joint tenants with full right of ownership in the survivor and not as tenants in common,

Address of Grantees: Truro, Iowa,

the following real estate:

Lot Sixteen (16), of Likens' Second Addition to the Town of Truro, in Madison County, Iowa,

and

A parcel of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa; thence along the West line of said Section Fifteen (15), North 00°00'00" 134.00 feet; thence North 86°30'46" East 426.52 feet; thence South 00°34'57" West 134.00 feet to the South line of said Northwest Quarter (1/4) of the Northwest Quarter (1/4); thence, along said South line, South 86°30'00" West 425.16 feet to the Point of Beginning. Said parcel of land contains 1.307 acres, including 0.102 acres of road right-of-way, Madison County, Iowa,

and

Thirty-seven and one-half (37.5) feet of ground lying immediately east of Lot Sixteen (16) Likens' Second Addition to Truro, Iowa, and adjacent thereto, formerly the property of the Chicago, Burlington and Quincy Railroad Company

Revenue Required: \$195.20

This deed given in performance of a real estate contract recorded May 1, 1995, at Book 60, Page 235 of the Madison County records.

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, we have subscribed our names on this 6th day of May, 1996.

[Signature]
 Fred Reed, Jr.

[Signature]
 Dorris M. Reed, aka Doris M. Reed

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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, CLARKE COUNTY, SS:

On this 6th day of May, 1996, before me, a Notary Public in and for said County and State, personally appeared Fred Reed, Jr., and Dorris M. Reed, aka Doris M. Reed, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.



Janet Robbins
Notary Public in and for the
State of Iowa