

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

COMPUTER
RECORDED
COMPARED

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

REAL ESTATE TRANSFER
TAX PAID 35
STAMP #
\$ 77.00
[Signature]
RECORDER
5-20-96 DATE
[Signature] COUNTY

FILED IN 3199
BOOK 136 PAGE 284
96 MAY 20 PM 3:29
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

G. Stephen Walters, P O Box 230, Winterset, Iowa 50273 515-462-3731

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Forty-nine Thousand and no/100- - - - (\$49,000)
Dollar(s) and other valuable consideration,
Kathryn H. Conant, an unmarried person

do hereby Convey to
Gilman W. Conant, Jr.

the following described real estate in Madison County, Iowa:

Commencing at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 0° 00' 61.0 feet to the centerline of a county road; thence South 89° 28' West 899.0 feet along the centerline of the county road to point of beginning; thence North 0° 45' East 130.0 feet; thence South 89° 29' West 32.0 feet; thence North 0° 45' East 44.0 feet; thence North 89° 28' East 32.0 feet; thence North 0° 45' East 92.0 feet; thence North 89° 47' East 89.0 feet; thence North 0° 00' 211.0 feet; thence South 89° 50' West 327.1 feet; thence South 0° 43' West 479.0 feet to the centerline of a county road; thence North 89° 28' East 240.0 feet to the point of beginning containing 3.030 Acres including 0.193 Acres of county road right of way. NOTE: The east line of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29), Township 76 North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, is assumed to bear due north and south.

This Warranty Deed is given in fulfillment of a Real Estate Contract recorded December 31, 1991, in Book 129 commencing on page 422 in the office of the Madison County, Iowa, Recorder.

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 17, 1996

MADISON COUNTY, ss:

On this 17 day of May,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Kathryn H. Conant

[Signature]
Kathryn H. Conant (Grantor)

(Grantor)

(Grantor)

(Grantor)

Notary Public
[Signature]
Shirley Keating
Notary Public
(This form of acknowledgment for individual grantor(s) only)