

2 257,000

| |
|----------------------|
| REAL ESTATE TRANSFER |
| TAX PAID 46 |
| STAMP # |
| \$ 567.40 |
| <i>M. Mitchell</i> |
| RECORDER |
| 5-28-96 |
| DATE COUNTY |

FILED NO: 3271
 BOOK 136. PAGE 294
 96 MAY 28 PM 1:49
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Prepared by: Pam M. Grap, Closing Coordinator, FARMERS NATIONAL COMPANY
 11516 Nicholas St., Omaha, NE 68154/402-496-3276

WARRANTY DEED

COMPILED
 RECORDED
 COMPARED

REC \$10.00
 AUD \$10.00
 R.M.F. \$1.00

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **MARVIN MITCHELL and MARLENE M. MITCHELL, husband and wife** do hereby Convey to **DOUGLAS B. BAADE and MICHELE M. BAADE, husband and wife** as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in **MADISON** County, Iowa:

The Southeast Quarter (SE¹/₄) of Section 32, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa AND a parcel of land in the Northeast Quarter (NE¹/₄) of Section 32, in the Northwest Quarter of the Northwest Quarter (NW¹/₄NW¹/₄) of Section 33, all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the center of said Section 32, thence along the South line of the Northeast Quarter (NE¹/₄) of said Section, N89°34'33"E 1967.30 feet to the Point of Beginning, thence N00°40'13"W 2631.28 feet to the North line of the Northeast Quarter of the Northeast Quarter (NE¹/₄NE¹/₄) of said Section, thence along said North line, N89°17'03"E 646.63 feet to the Northeast corner of said section, thence along the North line of the Northwest Quarter of the Northwest Quarter (NW¹/₄NW¹/₄) of said Section 33, N89°35'28"E 679.43 feet, thence S00°51'16"E 1315.06 feet, thence S89°22'33"W 663.79 feet, thence along the East line of the Southeast Quarter of the Northeast Quarter (SE¹/₄NE¹/₄) of said Section 32, S00°34'52"E 1317.04 feet to the East Quarter (E¹/₄) corner of said section, thence along the South line of the Northeast Quarter (NE¹/₄) of said section, S89°34'33"W 664.45 feet to the point of Beginning, containing 60.249 acres, more or less.

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.

Dated: 5/28/96

Marvin Mitchell
 Marvin Mitchell (Grantor)

Marlene M. Mitchell
 Marlene M. Mitchell (Grantor)

State of Iowa)
) ss.

County of _____)

On this 6th day of May, 1996, before me the undersigned, a Notary Public in and for said State, personally appeared **MARVIN MITCHELL and MARLENE M. MITCHELL, husband and wife** 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.

Rebecca A. Jackson
Notary Public

