

REC \$15.00  
AUD \$10.00  
R.M.F. \$1.00

FILED NO. 3290

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95 MAY 29 AM 9:52

RECORDED ✓  
COMPARED ✓

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland  
Individual's Name

P.O. Box 370  
Street Address

Earlham, IA 50072 (515) 758-2267  
City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of the partition of property and One  
Dollar(s) and other valuable consideration,  
T. R. MARSTON and DOROTHY MARSTON, husband and wife, and JOHN PAUL MARSTON, a  
single person,

do hereby Convey to  
BARBARA ANN MARSTON

the following described real estate in Madison County, Iowa:

See Legal Description attached hereto and by this reference incorporated herein.

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 WASHINGTON Dated: April 4, 1996

SS:  
KING COUNTY,  
On this 04th day of May,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
T. R. Marston and Dorothy Marston

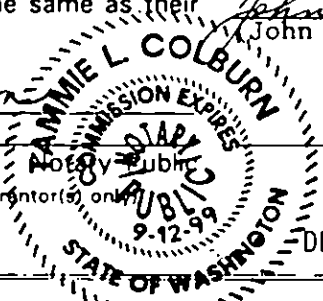
T. R. Marston  
(T. R. Marston) (Grantor)

Dorothy Marston  
(Dorothy Marston) (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.

John Paul Marston  
(John Paul Marston) (Grantor)

Ramie L. Colburn  
(Grantor)



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

DEED RECORD 136

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STATE OF IOWA , MADISON COUNTY, ss:

On this 4th day of April , 19 96 before me, the undersigned, a Notary Public in and for said State, personally appeared John Paul Marston

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.



Samuel H. Braland  
(Samuel H. Braland)  
Notary Public

STATE OF \_\_\_\_\_ , \_\_\_\_\_ COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_ , 19 \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public

LEGAL DESCRIPTION

An undivided two-thirds (2/3rds) interest in and to:

The Southwest Fractional Quarter (¼) of Section Thirty (30) and the North 44.90 acres of the Northwest Fractional Quarter (¼) of Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of the Southwest Quarter of Section 30, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the southwest corner of said Section 30; thence on an assumed bearing of North 00°01'27" West along the west line of said Southwest Quarter 460.10 feet to the point of beginning; thence continuing North 00°01'27" West along said west line 876.79 feet; thence South 88°13'03" East 438.63 feet; thence South 00°38'51" East 608.80 feet; thence South 86°18'31" East 46.91 feet; thence South 00°50'13" East 190.32 feet; thence South 89°15'22" West 184.88 feet; thence South 10°48'24" West 65.65 feet; thence South 88°52'44" West 297.40 feet to the west line of said Southwest Quarter and the point of beginning.

This is a deed of partition where the interests transferred are exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(13), Code of Iowa.