

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

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

FILED NO. 3292
BOOK 136 PAGE 312
96 MAY 29 AM 9:55

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland P.O. Box 370 Earlham, IA 50072 (515) 758-2267
Individual's Name Street Address 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,
BARBARA ANN MARSTON, a single person, and JOHN PAUL MARSTON, a single person,

do hereby Convey to
T. R. 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 _____, Dated: April 4, 1996

ss:

_____ COUNTY,

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

Barbara Ann Marston
(Barbara Ann Marston) (Grantor)

John Paul Marston
(John Paul 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.

(Grantor)

Notary Public

(Grantor)

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

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 Iowa, Polk COUNTY, ss:

On this 8th day of April, 19 96 before me, the undersigned, a Notary Public in and for said State, personally appeared

Barbara ANN 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.



Bob Jr. Cross

Notary Public

LEGAL DESCRIPTION

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

The West Fractional Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Six (6), Township Seventy-five (75) North of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except .1 acre for road purposes; AND Commencing at the Northeast Corner of the Northeast Quarter ($\frac{1}{4}$) of Section One (1), and running South to the Southeast corner, thence West along the South side of the Northeast Quarter ($\frac{1}{4}$) 845 feet, more or less, to County Road running North and South, thence North along the East line of said Road to North line of said quarter Section, thence East to place of beginning, EXCEPT Commencing at the Northeast Corner of the Northeast Quarter ($\frac{1}{4}$) of Section One (1), thence West along the North line of said quarter section to the East line of the County Road running North and South which is the point of beginning; thence commencing South 146 feet, thence East 141 feet, thence South 223 feet, thence East 211 feet, thence North 369 feet, more or less, to the North line of said quarter section, thence West along the North line of said quarter section 352 feet, more or less, to the point of beginning; all in Township Seventy-five (75) North of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

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.