

REC \$15.00
AUD \$5.00
R.M.F. \$1.00

FILED NO. 3293
BOOK 136 PAGE 315
96 MAY 29 AM 9:57

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLEY
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



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

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 _____, 1996 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)

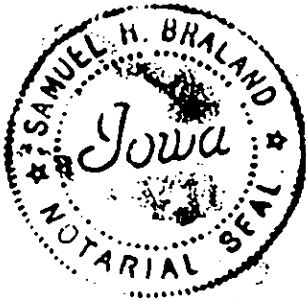
Notary Public (Grantor)

(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.

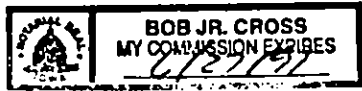


Samuel H. Braland
(Samuel H. Braland)
Notary Public

STATE OF Iowa, Polk COUNTY, ss:

On this 9 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 Southeast Quarter (¼) of Section Fourteen (14) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel described as beginning at the South Quarter (¼) corner of Section Fourteen (14) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence N. 00°10' W. 747.50 feet along the Quarter (¼) section line, thence N. 90°00' E. 669.20 feet; thence S. 00°10' E. 747.50 feet to the South line of said Section Fourteen (14), thence S. 90°00' W. 669.20 feet along said section line to the point of beginning said parcel contains 11.4836 Acres including 0.6145 Acres of County Road Right of Way AND EXCEPT a parcel described as commencing at the South Quarter (¼) corner of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence N. 90°00' E. 669.20 feet along the section line to the point of beginning, thence N. 00°10' W. 747.50 feet, thence N. 90°00' E. 84.00 feet, thence N. 00°10' W. 636.50 feet, thence N. 90°00' E. 601.00 feet, thence S. 00°10' E. 797.00 feet, thence S. 90°00' W. 625.00 feet, thence S. 00°10' E. 587.00 feet to the South line of said Section Fourteen (14), thence S. 90°00' W. 60.00 feet along said Section line to the point of beginning, said parcel contains 12.1143 Acres including 0.0550 Acres of County Road Right of Way.

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.