

COMPUTER
RECORDED
COMPARED

FILED NO. 3657

BOOK 136 PAGE 433

96 JUN 27 AM 9:38

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver Individual's Name P.O. Box 230 Street Address Winterset City (515) 462-3731 Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE AND NO/100-----(\$1.00)
Dollar(s) and other valuable consideration,
MARTHA F. HAMMANS, Single,

do hereby Convey to
PAUL HAMMANS

the following described real estate in Madison County, Iowa:

A parcel of land located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the East line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) North 0°00'00" 744.69 feet; thence North 90°00'00" West 11.84 feet to the Point of Beginning; thence North 90°00'00" West 258.54 feet; thence North 00°00'00" 569.29 feet; thence North 89°28'46" East 220.00 feet to the westerly right of way line of U.S. Highway #169; thence along the westerly right of way line, South 00°39'41" West 256.57 feet; thence South 07°30'49" East 317.47 feet to the Point of Beginning. Said parcel contains 3.000 acres, including 0.104 acres of U.S. Highway right of way.

The consideration for this deed is less than \$500, and no declaration of value or groundwater hazard statement is therefore required. This deed is given for the purpose of relinquishing all right, title and interest of Martha F. Hammans in and to the above-described real estate.

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: June 27, 1996

MADISON COUNTY, ss:

On this 27 day of June, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Martha F. Hammans

Martha F. Hammans
Martha F. Hammans (Grantor)

(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)

[Signature]
[Signature]
Notary Public

(Grantor)

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

Fair Convention will see Deed Record 142 Page 440 4-5-00

