

ORIGINAL

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 05813 Jordan, Oliver & Walters, P. O. Box 230
Winterset IA 50273 Ph. 515-462-3731

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

REAL ESTATE TRANSFER
TAX PAID 1
STAMP #
\$ 16.80
Michelle Utzler
RECORDER
7-2-96 Madison
DATE COUNTY

REC 500
AUD 500
R.M.F. \$ 100

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COMPUTER
RECORDED
COMPARED

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters P O Box 230 Winterset IA 515-462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Eleven Thousand and no/100 - - - - - (\$11,000)
Dollar(s) and other valuable consideration,
Jack T. Vierling, an unmarried person

do hereby Convey to
Thomas Lee Moss and Tracie Moss, as joint tenants with full rights
of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

Parcel "B", located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 89°00'24" West along the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), 256.92 feet to the point of beginning; thence South 27°59'32" East along the centerline of an unpaved county road, 286.67 feet; thence Westerly along the existing centerline of a stream, 283.61 feet; thence South 0°15'24" West, 82.87 feet; thence South 90°00'00" West, 390.00 feet; thence North 0°15'24" East, 210.00 feet; thence South 90°00'00" West, 398.32 feet to a point in an existing fenceline; thence North 20°54'48" West along an existing fenceline, 101.76 feet to a point on the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25); thence North 89°00'24" East along the North line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), 951.01 feet to the point of beginning. Said parcel contains 5.004 acres, including 0.223 acres of county road right-of-way.

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: July 1, 1996

MADISON COUNTY, SS:

On this 1 day of July, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Jack T. Vierling

Jack T. Vierling
Jack T. Vierling (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)

(Grantor)

Steven R. Weeks

Notary Public

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



(Grantor)