

REAL ESTATE TRANSFER TAX ()
2
\$ 87.20
Michelle Utsler RECORDER
7-2-96 Madison DATE COUNTY

REC 10.00
ADD 20.00
R.M.F. \$ 1.00

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COMPUTER ✓
RECORDED ✓
COMPARED ✓

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information LEONARD M. FLANDER FLANDER & CASPER, P.C. 223 E COURT WINTERSET, IA
Individual's Name Street Address City 462-4912 Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Fifty-five thousand dollars and no cents (\$55,000.00)
Dollar(s) and other valuable consideration,
Rose M. Binns, single

do hereby Convey to
Judith K. Colliflower, Single

the following described real estate in Madison County, Iowa:

That part of Blocks Five (5), Six (6), Seven (7), Ten (10) and vacated streets and alleys of the Town of Webster, Iowa, located in the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Six (6), Township Seventy-five (75) North, Range Twenty-nine (29) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Northwest corner of Block Seven (7) of said Town of Webster; thence on an assumed bearing of South 00°04'10" East along the west line of said Block Seven (7), vacated Washington Street, and the west line of said Block Ten (10) a distance of 489.75 feet; thence North 87°03'22" East 170.17 feet; thence North 01°04'13" West 163.81 feet; thence North 89°58'37" East 618.48 feet; thence North 01°00'36" East 45.95 feet; thence North 87°47'07" East 133.53 feet; thence North 00°54'25" East 298.92 feet to the centerline of vacated Clay Street; thence North 90°00'00" West along said centerline a distance of 594.64 feet to the east line of Webster Street; thence South 00°04'10" East along said east line 33.00 feet to the south line of Clay Street; thence North 90°00'00" West along said south line 330.22 feet to the northwest corner of said Block Seven (7) and the point of beginning. Said tract contains 7.66 acres, SEE ATTACHED EASEMENT RESERVATION.

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 2, 1996

Madison COUNTY, ss:

On this 2 day of July,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared

Rose M. Binns
ROSE M. BINNS (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)

Larry D. Watts
Notary Public

(Grantor)

(This is to be acknowledged by individual grantor(s) only)
LARRY D. WATTS
MY COMMISSION EXPIRES
11-1-97

EASEMENT RESERVATION ATTACHED TO DEED

SELLER reserves an easement over and across the strip of ground formerly known as Washington Street in the Town of Webster, Iowa for ingress and egress to and from SELLER'S real estate situated immediately East of the real estate herein described. This easement is personal to the SELLER and may not be transferred by any successor of SELLER except to Earl Binns or Randy Binns. The easement shall terminate when the real estate abutting the East end of the easement area is held by any person other than SELLER, Earl Binns or Randy Binns