

REC \$10.00
AUD. \$5.00
R.M.F. \$1.00

FILED NO. 402
BOOK 136 PAGE 543
96 AUG -8 PM 4:14
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information G. Stephen Walters P O Box 230 Winterset, Iowa 50273 515-462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Twenty-one Thousand and no/100- - - - - - (\$21,000)
Dollar(s) and other valuable consideration,
TheLma Berry, an unmarried person

do hereby Convey to
Shani Ashby

the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Southwest corner of the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence N.0°00' 279.1 feet to point of beginning; thence N. 0°00' 189.4 feet; thence N. 89°56' E. 142.9 feet; thence S. 1°10'W. 196.8 feet; thence N. 87°03' W. 139.1 feet to point of beginning containing 0.625 acres including 0.197 acres county road right of way. Note: The west line of the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, is assumed to bear due north and south.

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: August 7, 1996

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

Charles C. Berry POA
CHARLES C. BERRY, as holder of a (Grantor)
Power of Attorney for TheLma Berry

(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 _____ COUNTY, ss:

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

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.

Notary Public

STATE OF _____ COUNTY, ss:

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

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.

Notary Public

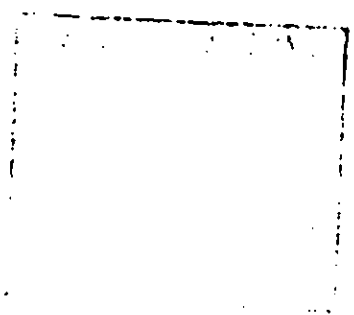
STATE OF IOWA)
 ss
MADISON COUNTY)

On this 7 day of August, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Charles C. Berry, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as holder of a Power of Attorney, executed the instrument as the voluntary act and deed of the person and of the holder of a Power of Attorney.



Shirley Keating

Notary Public in and for the State
Iowa.



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