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MICHELLE UTOLF
RECORDER
MADISON COUNTY IOWA

Prepared By. Dean R. Nelson, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of the private partition of property
Dollar(s) and other valuable consideration,
WILLIAM C. MORSE and VELDA MORSE, husband and wife,

do hereby Convey to
WILLIAM C. MORSE

the following described real estate in Madison County, Iowa

The West Half of the Northwest Quarter and the West Quarter of the East Half of the Northwest Quarter of Section 11, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as beginning at the West Quarter Corner of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence N. 0°00' 460.0 feet; thence N. 90°00' E. 428.0 feet; thence S. 0°00' 460 0 feet; thence N. 90°00' W. 428.0 feet to point of beginning, containing 4.520 Acres including 0.697 Acres of county road right of way.

NOTE: The West line of the NW $\frac{1}{4}$ of Section 11, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, is assumed to bear due North and South.

This is a transfer between husband and wife for the private partition of property and without actual monetary consideration, therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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 December 16th, 1997

MADISON COUNTY, ss

On this 16th day of December, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared William C. Morse and Velda Morse

William C. Morse
(William C. Morse) (Grantor)

Velda Morse
(Velda Morse) (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

Dean R. Nelson
(Dean R. Nelson)

Notary Public (Grantor)

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