

115,880

REAL ESTATE TRANSFER
TAX PAID
14
STAMP
\$ 185.00
Michelle Utzler
RECORDER
3-6-97 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARSED
REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 2362
BOOK 137 PAGE 307
97 MAR -6 AM 9:14
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA
1-515-342-2157

Reynoldson, Van Werden, Lloyd & Reynoldson, L.L.P., P.O. Box 199, Osceola, Iowa 50213

WARRANTY DEED

IN CONSIDERATION OF One Dollar (\$1.00) and Other Valuable Consideration,

RAYMOND C. McDONALD and NELLIE R. McDONALD,

husband and wife,

do hereby CONVEY unto

MARK C. GROSSMAN and LYNNE M. GROSSMAN,

husband and wife,

as Joint Tenants With Full Rights of Ownership

and Not as Tenants in Common,

the following described real estate located in Madison County, Iowa:

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described parcel:

That part of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, particularly described as Beginning at the northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 23; thence on an assumed bearing of South 89°49'50" East along the north line of said Northwest Quarter (NW $\frac{1}{4}$) a distance of 416.20 feet; thence South 16°46'11" East 1609.29 feet; thence North 88°51'02" West 885.94 feet to the west line of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section Twenty-three (23); thence North 00°11'49" East along said West line a distance of 206.80 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 23; thence continuing North 00°11'49" East along the west line of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 23 a distance of 1317.52 feet to the northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 23 and the point of beginning.

TRANSFER TAX: \$

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, We have subscribed our names on this 4 day of March, 1997.

Raymond C. McDonald
Raymond C. McDonald

Nellie R. McDonald
Nellie R. McDonald

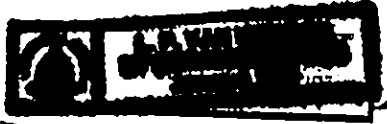
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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, ^{Madison}~~CLARK~~ COUNTY, SS:

On this 4 day of March, 1997, before me, a Notary Public in and for said County and State, personally appeared Raymond C. McDonald and Nellie R. McDonald, husband and wife, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.

R.P. Van Werden
Notary Public in and for the State of Iowa



THIS 6 DAY OF Mar 1997
AUDITORS FEE 5⁰⁰
Jean Welch
AUDITOR
Debby Corkran
DEPUTY AUDITOR

Grossman
10271 Lincoln Ave
Clive 50325