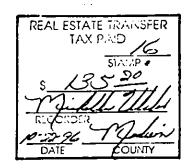
COMPLITIES V RECORDED. CCMPARED



1106 FILED NO.LL

BOOK 136 PAGE 804

96 OCT 22 AM 10: 58

MICHELLE UTSLESS RECORDER MADISON COUNTY, 10WA

SPACE ABOVE THIS LINE FOR RECORDER

JOHN E. CASPER FLANDER & CASPER, P.C. 223 E COURT, PO BOX 67 WINTERSET, IA 50273 462-4912



WARRANTY DEED

For the consideration of <u>Eighty-five thousa</u>	nd dollars and no cents
Dollar(s) and other valuable consideration, Bernard L. Hess and Marilyn J. Hess	
Bernard L. Hess and Marilyn J. Hess	, husband and wife,
<u></u>	
do hereby Convey to	·
Rebecca Nebel Trimble, single	
he following described real estate in Madison	County lows:

Parcel "A" located in the Northeast Quarter of the Southwest Quarter of Section 29, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Center of Section 29, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 83'29'15" West along the North line of the Southwest Quarter of said Section 29, 514.11 feet; thence South 6'14'33" East along an existing fenceline, 945.00 feet; thence North 83°29'15" East, 410.68 feet to a point on the East line of the Southwest Quarter of said Section 29; thence North 0.00.00" East along the East line of the Southwest Quarter of said Section 29, 951.13 feet to the point of beginning. Said parcel contains 10.031 acres, including 0.646 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 acknowledgement 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: October 9, 1996	
Madison COUNTY, On this 7 day of October 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Bernard L. Hess and Marilyn J. Hess	Bernard L. Hess	(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.	Marilyh J. Hess	(Grantor)
Notary Public	•	(Grantor)
(This form of acknowledgement for individual grantor(s) only)	STEVEN R. WEEKS W COMMISSION EXPRES 7/20/59	(Grantor)
OThe lows State Bar Association This Profess September 1992	101 WA	RRANTY DEED