

COMPUTER
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FILED NO. **1110**

BOOK 136 PAGE 809

REC. \$ 5.00
ADD. \$ 5.00
R.M.F. \$ 1.00

96 OCT 22 AM 11:37

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of one dollar and other valuable consideration
Dollar(s) and other valuable consideration, Karla Fultz McHenry and Patrick D. McHenry, wife
and husband, Gary Van Dyke and Patricia Marie Van Dyke, husband and wife,
and Richard Seely and Claire A. Seely, husband and wife
do hereby Convey to Richard Seely and Claire A. Seely, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

PARCEL "E", LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, 617.70 FEET; THENCE NORTH 88°14'31" EAST, 623.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26°38'38" WEST, 486.42 FEET; THENCE NORTH 11°23'05" WEST, 952.65 FEET TO A POINT IN AN EXISTING FENCELINE; THENCE NORTH 83°11'20" EAST ALONG AN EXISTING FENCELINE, 517.25 FEET; THENCE SOUTH 0°00'00" WEST, 783.67 FEET; THENCE SOUTH 32°56'46" EAST, 615.64 FEET; THENCE SOUTH 0°00'00" WEST, 116.14 FEET, THENCE SOUTH 88°14'31" WEST, 442.44 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.431 ACRES.

Consideration less than \$500.00.

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 STATE, ss: POLK COUNTY,

Dated: 9/26/96

On this 26th day of September, 1996, before me the undersigned, a Notary Public in and for said State, personally appeared Karla Fultz McHenry, Patrick D. McHenry, Gary Van Dyke, Patricia Marie Van Dyke, Richard Seely and Claire A. Seely 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.

Karla Fultz McHenry (GRANTOR)
Patrick D. McHenry (Grantor)
Gary Van Dyke (Grantor)
Patricia Marie Van Dyke (Grantor)
Richard Seely (Grantor)
Claire A. Seely (GRANTOR)

John J. Gajdel
Notary Public

(This form of acknowledgment for individual grantors only)

