

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 02714 Jordan, Oliver & Walters, P.C.
Box 230, Winterset, IA 50273 (515/462-3731)

ORIGINAL

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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REC \$ 5.00
A.E.F. \$ 5.00
R.M.F. \$ 6.00

REAL ESTATE TRANSFER
TAX PAID 27
\$ 77.00
RECORDED
11-31-96
DATE COUNTY

FILED NO. 1226
BOOK 137 PAGE 16
96 OCT 31 AM 11:34
MICHELLE UTSLER
RECORDER
515/462-3731

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, MA 515/462-3731
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of FORTY-NINE THOUSAND (\$49,000.00) Dollar(s) and other valuable consideration,

William E. McGrath, Single,

do hereby Convey to

Michael E. Weatherly and Dianna K. Weatherly, 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:

A tract of land located in the North Three-Fourths (N 3/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twent-two (22) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; and described as follows: Commencing at the Southwest Corner of said North Three-fourths (N 3/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); thence North 325.1 feet along the West line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); thence North 71°56' East 137.5 feet along a County Road; thence North 15°38' West 122.0 feet; thence North 52°02' East 139.3 feet; thence North 86°10' East 240.9 feet; thence South 8°53' East 49.9 feet; thence North 58°31' East 247.3 feet along said County Road; thence South 14°3' East 302.6 feet; thence South 16°14' West 133.2 feet; thence South 8°22' East 245 feet; thence South 89°46' West 738.5 feet along the South line of said North Three-Fourths (N 3/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) to the point of beginning, containing 8.9468 acres including 0.8363 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 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: October 25, 1996

SS: MADISON COUNTY, On this 26th day of OCTOBER 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared William E. McGrath, single

William E. McGrath (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.

D.A. Bolton (Grantor)

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

D.A. BOLTON
NOTARY COMMISSION EXPIRES
2-20-99