

* 64,000

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

DEED RECORD 137
COMPUTER
RECORDED
COMPARED

FILED NO. 1427
BOOK 137 PAGE 42

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
96 NOV 22 AM 11:34
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: A. HINNERS, MIDLAND ESCROW, 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Norman Townsend and A. Janet Townsend, husband and wife**, hereby convey unto **William G. Roberts and Kathleen J. Roberts**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in **Madison County, Iowa**:

A tract of land described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence North 85 12' East 323 feet, thence South 3 14' East 218.85 feet, thence South 82 55' West 337 feet to a point 233 feet South of the point of beginning, thence North to the point of beginning, containing 1.49 acres, more or less, exclusive of the present established highway

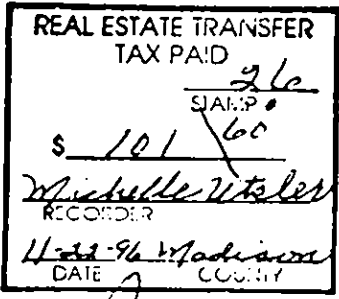
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Dated Nov. 21, 1996.



Norman Townsend
Norman Townsend

A. Janet Townsend
A. Janet Townsend

STATE OF Iowa, Polk COUNTY, SS:

On this 21 day of November, A.D. 1996, before me, a Notary Public in and for the State of Iowa, personally appeared **Norman Townsend and A. Janet Townsend, husband and wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Ernie Corrahan
Notary Public in and for Said State