

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 105

ISBA # 04132 Jordan, Oliver & Walters, P.C.  
Winterset, Iowa

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

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FILED NO. 1437  
BOOK 137 PAGE 46

REC 11/22/96  
AUD 5/22/96  
R.M.F. 5/22/96

96 NOV 22 PM 2:16

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset (515) 462-3731  
Individual's Name Street Address City Phone



**SPECIAL WARRANTY DEED**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of TWENTY-SIX THOUSAND SEVEN HUNDRED THIRTY & 98/100--(\$26,730.98)  
Dollar(s) and other valuable consideration,

MADISON COUNTY, IOWA

do hereby Convey to

LEO P. KING

the following described real estate in Madison County, Iowa:

Parcel "A" located in the East Half (E½) of the Northwest Quarter (NW¼) and in the Northeast Quarter (NE¼) of the Southwest Quarter (SE¼) of Section 20, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 20, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 0°12'51" West along the West line of the Northeast Quarter of the Southwest Quarter of said Section 20, 262.18 feet; thence North 89°23'18" East, 163.30 feet to the centerline of an unpaved county road; thence Southeasterly 189.18 feet along the centerline of said county road on a 167.00 foot radius curve concave northeasterly with a chord of South 80°13'58" East, 179.22 feet; thence North 67°18'54" East along said road centerline, 163.41 feet; thence North 61°02'08" East along said road centerline, 223.00 feet; thence Northeasterly 248.04 feet along said road centerline on a 750.00 foot radius curve concave southeasterly with a chord of North 70°30'36" East, 246.91 feet; thence North 79°59'05" East along said road centerline 65.14 feet; thence North 0°02'36" West along an existing fence line 670.68 feet; thence North 89°55'15" West along an existing fence line, 120.53 feet; thence North 0°06'13" East along an existing fence line, 674.86 feet to a point on the North line of the Southeast Quarter of the Northwest Quarter of said Section 20; thence North 89°03'02" West, 857.04 feet to a point on the West line of the Northeast Quarter of the Northwest Quarter of said Section 20; thence South 0°12'51" West along the West lines of the Northeast & Southeast Quarters of the Northwest Quarter of said Section 20, 1333.80 feet to the point of beginning. Said parcel contains 32.206 acres, including 2.953 acres of county road right-of-way.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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 \_\_\_\_\_,  
COUNTY, ss:

Dated: \_\_\_\_\_  
MADISON COUNTY, IOWA

On this \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared

By Dean Lauer  
Dean Lauer, Chairman, Board of Supervisors (Grantor)

By Joan Welch  
Joan Welch, Auditor (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.

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

Notary Public

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

STATE OF IOWA :  
:SS  
MADISON COUNTY:

On this 19 day of November, 1996, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Dean Lauer and Joan Welch, to me personally known, who, being by me duly sworn, did say that they are the Chairperson of the Board of Supervisors and County Auditor, respectively, of the County of Madison, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation; and each of them acknowledged the execution of said instrument to be the voluntary act and deed of said County of Madison, Iowa, by it and by them voluntarily executed.

Tim Waddingham  
Notary Public in and for the State of Iowa

