

REAL ESTATE TRANSFER TAX PAID 3 STAMP \$ 42.40 Michelle Utsler RECORDER 12-2-96 Madison COUNTY

REC \$ 5.00 AUD \$ 5.00 R.M.F. \$ 1.00 COMPUTER RECORDED COMPARED

FILED NO. 1509 BOOK 137 PAGE 77 96 DEC -2 AM 11:15 MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ONE Dollar(s) and other valuable consideration, TERRY E. HARRELL AND ANTONIA HARRELL, HUSBAND AND WIFE do hereby Convey to SCOTT ROGERS AND TERESA ROGERS, 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 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-EIGHT (28) IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, THENCE NORTH 994.60 FEET ALONG THE QUARTER SECTION LINE, THENCE SOUTH 81°11' EAST 1,345.7 FEET ALONG THE CENTERLINE OF A COUNTRY ROAD, THENCE SOUTH 00°18' WEST 17.60 FEET TO THE POINT OF BEGINNING: THENCE NORTH 55°30' EAST 264.30 FEET, THENCE NORTH 04°15' EAST 196.60 FEET, THENCE NORTH 88°43' WEST 230.60 FEET, THENCE SOUTH 00°18' WEST 350.90 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION TWENTY-EIGHT (28) TO THE POINT OF BEGINNING, CONTAINING 1.3938 ACRES, AND SITUATED IN SAID SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4)

THIS DEED IS IN FULLFILLMENT OF THE REAL ESTATE CONTRACT DATED MAY 1, 1991.

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, POLK COUNTY, On this 13TH day of NOVEMBER 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared TERRY E HARRELL AND ANTONIA HARRELL

DATED: November 13, 1996

Terry E. Harrell (Grantor)

Antonia Harrell (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.

MARY LOU GODLOVE MY COMMISSION EXPIRES 12/2/99

Mary Lou Godlove Notary Public (This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)