

ORIGINAL

FILED NO. 1658

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96 DEC 16 PH 12: 54

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REAL ESTATE TRANSFER TAX PAID
<u>1.3</u>
SUBSIDY #
\$ <u>97.40</u>
<u>Michelle Utsler</u> RECORDER
<u>12-16-96</u> <u>Madison</u> DATE COUNTY

REC \$ 16.00
ADD \$ 5.00
TOTAL \$ 21.00

COMPUTER
RECORDED
INDEXED

Preparer Information Lewis H. Jordan P.O. Box 230 Winterset 515/462-3731
 Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of SIXTY-ONE THOUSAND SIX HUNDRED-----(\$61,600.00)--
Dollar(s) and other valuable consideration,

Helen Crawford, Single,

do hereby Convey to

Gene A. Tyler and Alberta J. Tyler,

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

See Description Attached

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: December 16, 1996

MADISON COUNTY, ss:

On this 16th day of December,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared

X Helen Crawford
Helen Crawford (Grantor)

Helen Crawford

(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)

Lewis H. Jordan



Lewis H. Jordan
Notary Public

(Grantor)

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

CRAWFORD/TYLER REAL ESTATE DESCRIPTION

The East Half (E½) of the Southeast Quarter (SE¼) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

And,

A perpetual easement over and across the following-described real estate, to-wit:

The Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Three (3), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M.,

for the purpose of using, maintaining and replacing the well and waterlines now in existence on said above-described tract of real estate which serve the East Half (E½) of the Southeast Quarter (SE¼) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M..

Grantee shall have the right to enter upon the first above-described premises for purposes of maintaining, repairing and operating said well and shall have the right to draw water therefrom; and, Grantee shall have the right to draw water therefrom; and, Grantee shall have the responsibility of paying for the electricity to pump water from said well. Grantee may use the gates in all fences on the first above-described land to gain access to said well and may enter upon said premises for the purpose of operating, maintaining and replacing the well, waterlines, or power lines to said well.

In the event of drought Grantee shall have first right to use water from said well, which rights shall be superior to the rights of original grantor and his assigns to use water from said well.