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FILED NO. **1696**

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96 DEC 20 PH 2: 15

REC. \$ 1.00
ADD. \$ 5.00
R.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by Martin R. Anderson, 1300 50th Street, Suite 104,
West Des Moines, Iowa, 50266 (515) 225-2600.

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, the undersigned, HERBERT T. REED and JONI J. REED, husband and wife, as GRANTORS, hereby grant, convey and transfer unto HERBERT T. REED, as Trustee, of the HERBERT T. REED TRUST, DATED JUNE 1, 1990, as GRANTEE, all of GRANTORS' right, title and interest in and to the following described real estate, severing all rights of survivorship and including all after acquired title, in Madison County, Iowa:

A tract of land described as commencing at the Northeast Corner of the South One-half of the North One-half of the Southeast Quarter (S½ N½ SE¼) of Section 35, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and running thence South 775 feet, thence West 590.6 feet, thence North 775 feet, thence East 590.6 feet to the place of beginning, containing approximately 10½ acres.

Subject to all other rights, reservations, restrictions, easements, liens and encumbrances of record.

THIS DEED IS EXEMPT FROM THE IOWA TRANSFER TAX, IOWA CODE § 428A.1, AS A TRANSFER FOR CONSIDERATION LESS THAN \$500.00, IN ACCORDANCE WITH IOWA CODE § 428A.2, EXEMPTION 21.

Covenants and Warrants. GRANTOR does hereby covenant with GRANTEE, and GRANTEE'S successors in interest, that GRANTOR holds the real estate by title in fee simple; that GRANTOR has 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 GRANTOR covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Relinquishment of Dower; Words and Phrases. 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.

