

REC 20.00
AUD 5.00
R.H.F. 6.00
COMPUTER ✓
RECORDED ✓
COMPALED ✓

REAL ESTATE TRANSFER
TAX PAID 19
STAMP
\$ 47.20
RECORDED
12-20-96
DATE COUNTY

FILED NO. 1702
BOOK 137 PAGE 107
96 DEC 20 PM 2:57
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information A. Zane Blessum 113 N. John Wayne Winterset, IA (515) 462-1666
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100-----
Dollar(s) and other valuable consideration,
DALE R. MORRISON and CAROL J. MORRISON, Husband and Wife

do hereby Convey to
HOWARD K. Clayton, Jr. and Howard K. Clayton, Sr.* as joint tenants
with full rights of survivorship, and not as tenants in common.
*AND Kristina M. Clayton
the following described real estate in Madison County, Iowa:

SEE 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: _____

ss:
Dallas COUNTY,
On this 14 day of December,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Dale R. Morrison and Carol J.
Morrison

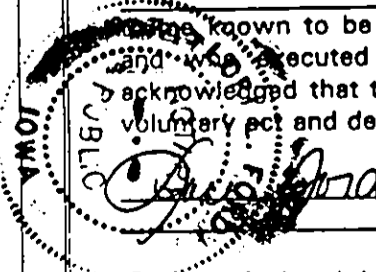
Dale R. Morrison
DALE R. MORRISON (Grantor)

Carol J. Morrison
CAROL J. MORRISON (Grantor)

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)

A parcel of land in the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the West Quarter Corner of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90°00'00" East 945.00 feet along the Quarter Section Line to the point of beginning. Thence continuing North 90°00'00" East 268.20 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet, thence South 01°03'18" West 441.45 feet to the point of beginning. Said parcel contains 2.543 Acres including 0.246 Acres of county road right of way.