

REAL ESTATE TRANSFER
TAX PAID <u>2</u>
STAMP #
\$ <u>55.00</u>
<u>Michelle Utale</u>
RECORDER
<u>12-1-97</u> <u>Madison</u>
COUNTY

REC \$ 15.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO 2070  
BOOK 138 PAGE 259  
97 DEC - 1 AM 11:23

MICHELLE UTALE  
RECORDER  
MADISON COUNTY

COMPUTER   
RECORDED   
COMPARED

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

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY-FIVE THOUSAND ----- (\$35,000)  
Dollar(s) and other valuable consideration,  
HARVEY E. FLORER and HILDRETH N FLORER, Trustees of the Harvey E. Florer Trust and the Hildreth N. Florer Trust dated February 13, 1992,  
do hereby Convey to  
THOMAS P. MURPHY and CATHY MURPHY,

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

Parcel "C", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P M , Madison County, Iowa, more particularly described as follows Beginning at the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 32, Township 77 North, Range 27 West of the 5th P M , Madison County, Iowa, thence North 0°04'59" West along the Last line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-two (32), 702 32 feet, thence South 89°47'45" West, 985 21 feet, thence South 0°00'05" West, 703 77 feet to a point on the South line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-two (32), thence North 89°42'43" East along the South line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-two (32) which is an existing fence line, 986 26 feet to the Point of Beginning Said Parcel contains 15 909 acres, including 0 628 acres of County Road right-of-way



This Deed is given in satisfaction of a real estate contract recorded in book 138, page 61 of the Recorder's office of Madison County, Iowa

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 \_\_\_\_\_, ss  
\_\_\_\_\_ COUNTY,

Dated December 20, 1997

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

Harvey E. Florer  
Harvey E. Florer, Trustee (Grantor)

Hildreth N. Florer  
Hildreth N. Florer, Trustee (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)

Notary Public

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

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

THE IOWA STATE BAR ASSOCIATION Official Form No 186 ISBA# 04132 Jordan Oliver & Walters P C Winterset Iowa

STATE OF IOWA, COUNTY OF MADISON, ss

On this 20th day of November, 19 97, before me, the undersigned, a Notary Public in and for the said State, personally appeared Harvey E Florer to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary

[Signature]
Notary Public in and for said State

(Section 558 39 Code of Iowa)

Acknowledgment For use in the case of an individual fiduciary

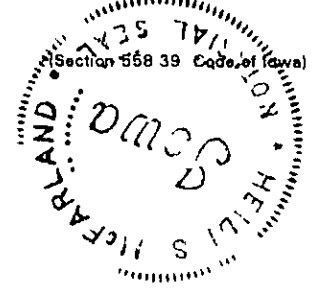


STATE OF IOWA, COUNTY OF MADISON, ss

On this 20th day of November, 19 97, before me, the undersigned, a Notary Public in and for the said State, personally appeared Hildreth N. Florer to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary

[Handwritten signature]

Notary Public in and for said State



Acknowledgment For use in the case of an individual fiduciary