

REAL ESTATE TRANSFER
TAX PAID

STAMP # 2

\$ 103.20

Michelle Utaler
RECORDER

2-4-97 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

REC \$ 10 ⁰²
AUD \$ 5 ⁰⁰
R.M.F. \$ 1 ⁰⁰

2071
STATE OF IOWA
MADISON COUNTY } 33

Filed for record the 4 day of Feb
D. 1997 at 2:30 o'clock P.M.
Recorded in book 137 on page 211
Michelle Utaler Recorder
Betty M. Nibbs

Edward M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of SIXTY-FIVE THOUSAND AND NO/100 (\$65,000.00) - - -
Dollar(s) and other valuable consideration,
CLARENCE V. THOMPSON AND HARRIET M. THOMPSON, husband and wife

do hereby Convey to
WILLIAM E. McGRATH

the following described real estate in MADISON County, Iowa:

The Southwest Quarter (¼) Southwest Quarter (¼) of Section Thirty-four (34) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except a parcel of land described as commencing at the Northeast Corner of the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section 34, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" West 1679.42 feet to Point of Beginning; thence continuing North 90°00'00" West 956.71 feet to the Northwest Corner of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section 34; thence South 0°02'48" East 268.60 feet along the west line of said SW¼ of the SW¼; thence South 88°49'35" East 953.57 feet; thence North 0°37'13" East 288.15 feet to the Point of Beginning containing 6.1034 acres including 0.9411 acres of county road right of way

Grantors also convey to the Grantees all of their right, title and interest in and to the easement reserved to by the Grantors in the deed recorded in Deed Record 123 at page 404 in the Madison County, Iowa Recorder's Office

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, homesread 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: JANUARY 31, 1997

MADISON COUNTY, ss:

On this 31st day of January,
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared
CLARENCE V. THOMPSON

Clarence V. Thompson
CLARENCE V. THOMPSON (Grantor)

Harriet M. Thompson
HARRIET M. THOMPSON (Grantor)

By Maris Snyder
Maris Snyder
Under Power of Attorney, dated
May 17, 1995 (Grantor)

I, the undersigned, do hereby certify that I am a Notary Public in and for the State of Iowa, and that I am duly qualified to perform the duties of my office. I do hereby certify that the foregoing instrument and the acknowledgment thereon 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.

Charles E. Tucker, Jr.
Charles E. Tucker, Jr.
Notary Public

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

DEED RECORD 137

211

STATE OF MISSISSIPPI COUNTY, ss:
 On this _____ day of _____, 19____ before me, the undersigned, a
 Notary Public in and for said State, personally appeared

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.

 Notary Public

STATE OF ~~MISSISSIPPI~~ COUNTY, ss:
 On this ~~_____~~ day of ~~_____~~, 19 ~~____~~ before me, the undersigned, a
 Notary Public in and for said State, personally appeared
Maris Snyder

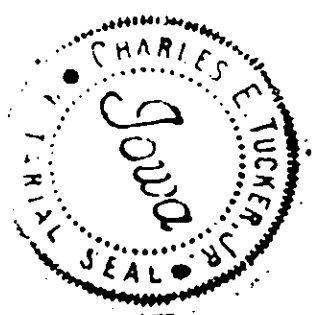
to me known to be the identical persons named in and who executed the foregoing instrument, and
 acknowledged that they executed the same as their voluntary act and deed.

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
 Notary Public

STATE OF IOWA)
) SS
 MADISON COUNTY)

On this 31st day of January A.D. 1997, before me, a Notary Public,
 personally appeared Maris Snyder to me known to be the person who executed
 the foregoing instrument in behalf of Harriet M. Thompson, and acknowledged
 that that person executed the same as the voluntary act and deed of said
 Harriet M. Thompson.

Charles E. Tucker, Jr. Charles E. Tucker Jr
 Notary Public in the State of Iowa



H. m. Bk