

45,000

COMPUTER
RECORDED
COMPARED

REC \$ 5.00
AUD \$ 5.00
S.M.F. \$ 4.00

REAL ESTATE TRANSFER	
TAX PAID	
	12
	STAMP #
\$	71.20
<i>[Signature]</i>	
RECORDER	
2-14-97	<i>[Signature]</i>
DATE	COUNTY

FILED NO. **2180**

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97 FEB 14 PM 3:46

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by Judy Leslie, EPA Universal Realty, 4730 S.W. 9th St., Des Moines, IA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE
Dollar(s) and other valuable consideration,

DALE L. ADDY, a single person,

do hereby Convey to

MICHAEL J. HAYES, a married person,

the following described real estate in MADISON County, Iowa:

A tract of land in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa: thence along the East line of said Section Twenty-five (25), South $00^{\circ}00'00''$ 648.87 feet; thence North $88^{\circ}59'55''$ West 513.05 feet; thence North $01^{\circ}31'35''$ West 344.36 feet; thence North $89^{\circ}19'53''$ West 330.63 feet; thence North $00^{\circ}42'15''$ West 301.71 feet to the North line of said Section Twenty-five (25); thence along said North line South $89^{\circ}20'21''$ East 856.52 feet to the Point of Beginning. Said tract of land contains 10.025 acres, including 1.115 acres of county road right of way.

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: 1/31/97

Madison COUNTY, SS:

On this 31 day of January, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared

Dale Addy
(Grantor)

Dale Addy
(Grantor)

to be 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)

Judy Leslie
my commission expires 12-4-98
Notary Public

(Grantor)

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