

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYER

COMPUTER   
RECORDED   
COMPARED

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 6.00

REAL ESTATE TRANSFER  
TAX PAID 45  
STAMP #  
\$ 43.90  
RECORDED  
5-30-97  
DATE COUNTY

FILED NO. 3338  
BOOK 137 PAGE 584  
97 MAY 30 AM 11:51

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

John E. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Twenty-seven Thousand Five Hundred and no/100 (\$27,500.00)  
Dollar(s) and other valuable consideration, Edwin J. Acela, a single person

do hereby Convey to Jerry Cleghorn and Kathleen Cleghorn, husband and wife,

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

Parcel #1: A parcel of land in the Southwest fractional Quarter of the Southwest Quarter of Section 31, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of Section 31, Township 77 North, Range 27 West of the 5th P.M.; thence North 00°00'00" 837.70 feet, along the West line of the Southwest Quarter of said Section 31, to the point of beginning; thence continuing North 00°00'00" 403.80 feet along said West line; thence North 89°55'00" East 202.30 feet; thence South 00°07'00" East 407.61 feet; thence North 89°00'24" West 203.16 feet to the point of beginning. Said parcel contains 1.888 acres, including 0.420 acres of highway right-of-way. Note: The West line of the Southwest Quarter (SW¼) of Section 31-77-27 is assumed to bear due North and South; AND,

Parcel #2: Commencing at the Northeast Corner of the above-described Parcel #1; thence South 00°07'00" East 247.30 feet to the point of beginning; thence South 89°36'00" East 50.0 feet; thence South 50.0 feet; thence in a Southwesterly direction in a straight line to the Southeast corner of the above-described Parcel #1; thence in a Northerly direction in a straight line to the point of beginning; AND,

Parcel #3: Commencing at the Southeast Corner of the above-described Parcel #1; thence in a Westerly direction along the Southern boundary of the above-described Parcel #1, 70.17 feet to the point of beginning; thence South 275.0 feet; thence West to the Western line of the above-described Section 31; thence in a Northerly direction along the Western line of the above-described Section 31 to the Southwestern Corner of the above-described Parcel #1; thence in an Easterly direction along the Southern boundary of the above-described Parcel #1 to the point of beginning. Note: Parcels 1, 2 and 3 described above are all located in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This deed is in fulfillment of a real estate contract dated May 30, 1987 and filed for record in the Madison County Recorder's Office on May 30, 1987 in Book 123 at page 241.

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 ss:  
POLK COUNTY,

Dated: May 28, 1997

On this 29<sup>th</sup> day of May, 1997, before me the undersigned, a Notary Public in and for said State, personally appeared Edwin J. Acela

Edwin J. Acela (Grantor)

(Grantor)

(Grantor)

(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.

[Signature] Notary Public  
in and for said state

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