

REGISTERED ✓  
RECORDED ✓  
COMPARED ✓

FILED NO. 3302

BOOK 137 PAGE 569

97 MAY 28 PM 2:45

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$10.00

ADV \$5.00

A.M.F. \$1.00

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Lance Vrana, a single person does hereby Convey to Daniel W. Strable and Regena Strable, 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:

That part of the Northwest Quarter of Section 6, Township 74 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 6; thence on an assumed bearing of South 00 degrees 37 minutes 58 seconds East along the east line of said Southeast Quarter of the Northwest Quarter 202.77 feet to the centerline of a Madison County Highway and the point of beginning; thence South 79 degrees 29 minutes 34 seconds West along said centerline 235.59 feet; thence westerly along said centerline and along a tangential curve concave to the north, radius 571.20 feet, central angle 21 degrees 43 minutes 30 seconds, 216.58 feet, chord bearing North 89 degrees 38 minutes 41 seconds West; thence South 25 degrees 36 minutes 06 seconds East 40.61 feet to the south line of a Madison County Highway; thence South 00 degrees 00 minutes 00 seconds East 961.90 feet; thence North 90 degrees 00 minutes 00 seconds East 440.87 feet to the east line of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 37 minutes 58 seconds West along said east line 1040.21 feet to the centerline of a Madison County Highway and the point of beginning.

MCA

Said tract contains 10.00 acres and is subject to a Madison County Highway Easement over the northerly 0.37 acres thereof.

#### Exemption 13

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 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 TEXAS,

Dated: May 20, 1997

Harrison COUNTY, ss.

On this 20th day of May, 1997, 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.

Lance M. Vrana  
Lance Vrana (Grantor)

Della Lewis  
Notary Public

