

COMPUTER RECORDED COMPARED

FILED NO. 3572

BOOK 137 PAGE 623

97 JUN 17 PM 12:16

REC \$ 5.00
ADD \$ 10.00
R.M.F. \$ 6.00

MICHELLE UTSILL
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar(s) and other valuable consideration, Carol R. Rinard and Betty L. Rinard, trustees of the Carol R. Rinard and Betty L. Rinard Living Trust dated January 10, 1985,

do hereby Convey to Carol R. Rinard and Betty L. Rinard, husband and wife,

the following described real estate in Madison County, Iowa: SURFACE ESTATE ONLY of The West 26 1/2 acres of Government Lot three (3) of Section Eighteen (18) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND the North One-Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

subject to all easements and restrictions of record.

This transfer is without actual consideration and is exempt from transfer tax pursuant to Section 428A.2(11), Code of Iowa.

MINERAL RESERVATIONS: There is excepted from this conveyance all oil, gas and other minerals, and the Grantors reserve for themselves all oil, gas and other minerals in, under and that may be produced from the land herein described that have not heretofore been reserved, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals and removing the same therefrom. **

**ALL MINERAL RIGHTS ARE RESERVED FOR CAROLD RINARD AND BETTY L. RINARD AND THEIR HEIRS.

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 TEXAS,

Dated: 8/9/96

Lubbock COUNTY ss:

On this 9 day of Aug 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Carol R. Rinard and Betty L. Rinard, Trustees of the Carol R. Rinard and Betty L. Rinard Living Trust dated January 10, 1985, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledges that they executed the same as their voluntary act and deed as Trustees of the Carol R. Rinard and Betty L. Rinard Living Trust dated January 10, 1985.

Carol R. Rinard Trustee
Carol R. Rinard, Trustee (Grantor)
of the Carol R. Rinard and Betty L. Rinard Living Trust dated January 10, 1985 (Grantor)

Betty L. Rinard Trustee
Betty L. Rinard, Trustee (Grantor)
of the Carol R. Rinard and Betty L. Rinard Living Trust dated January 10, 1985 (Grantor)

Kay Young

