

ORIGINAL

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA# 02714

Jordan, Oliver & Walters, P.C.  
Box 230, Winterset, IA 50273 (515/462-3731)

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

SEARCHED ✓  
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INDEXED ✓  
SERIALIZED ✓

REG. \$10.00  
INDEX \$10.00  
SER. \$1.00

REAL ESTATE TRANSFER  
TAX PAID \$  
STAMP \$  
\$44.20  
RECORDED  
7-2-97  
DATE COUNTY

FILED NO. 39  
BOOK 61 PAGE 772  
97 JUL -2 PM 3:39  
MICHELLE UTSULA  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information: Lewis H. Jordan, P.O. Box 230, Winterset, 515/462-3731  
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of SEVENTY THOUSAND (\$70,000.00) Dollar(s) and other valuable consideration,

Maurice E. Thrailkill, Single,

do hereby Convey to

Dennis R. Faust and Tracy L. Faust,

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

SEE DESCRIPTION ATTACHED

Subject to Easements of Record.

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: May 6, 1997

MADISON COUNTY, ss: On this 13<sup>th</sup> day of May 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice E. Thrailkill (Grantor)

Maurice E. Thrailkill (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. (Grantor)

(Signature) Notary Public (Grantor)

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

LEWIS H. JORDAN  
MY COMMISSION EXPIRES  
August 28, 1997

For Corrected WD See  
Deed Record 63-236  
6-30-99

**THRAILKILL/FAUST REAL ESTATE DESCRIPTION**

**Out Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8) of Barker's Second Addition to the Original Town of Macksburg, Madison County, Iowa, Except a tract described as follows: Commencing at the southwest corner of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., thence North 00°00'00" 198.62 feet; thence South 89°57'18" East 208 feet to the point of beginning; thence East 100 feet; thence North to the north line of said Out Lot Eight (8); thence West 100 feet; thence South 198.62 feet to the point of beginning; AND,**

**The Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, Except a parcel of land in the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., City of Macksburg, Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence along the West line of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of said Section Fifteen (15), North 00°00'00" 1,320.00 feet to the Northwest Corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence along the North line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), North 89°57'18" East, 268.61 feet, thence South 00°00'00", 1,320.00 feet to the South line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence South 89°57'18" West, 268.61 feet to the point of beginning, said excepted parcel of land contains 8.140 acres, including 1.638 Acres of Public Road Right of Way; AND,**



**Commencing at the southwest corner of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence North 00°00'00" 198.62 feet; thence North 89°57'18" East 208 feet; thence South 00°00'00" 198.62 feet; thence South 89°57'18" West 208 feet to the point of beginning.**