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Prepared by Pam M Grap, Closing Coordinator, FARMERS NATIONAL COMPANY 11516 Nicholas St , Omaha, NE 68154/402-496-3276

BOOK 138 PACE 280

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THUHE LATE UTS CA KECOLÚFIX TADISON COUAT (1917)

WARRANTY DEED

For the consideration of Ten Dollars (\$10 00) and other valuable consideration, MARVIN R. MITCHELL and MARLENE M. MITCHELL, husband and wife do hereby Convey to MICHAEL N. RODGERS, the following described real estate in MADISON County, Iowa

The East Half of the Southeast Quarter (E½SE½) of Section 35, Township 75 North, Range 28 West of the 5th P M, except a tract commencing at the Southeast corner of said Section 35, running thence N90°00′00′W 465 feet, thence N00°17′46″W 373 31 feet, thence N89°22′52″E 465 feet, thence S00°17′50″E 378 34 feet to the place of beginning, Madison County, Iowa, subject to easements and restrictions 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

Dated 12 3-9)

Marvin R Mitchell (Grantor)

Marlene M Mitchell (Grantor)

State of <u>Jour</u>)

County of _

On this 31 day of <u>Vecenber</u>, 1997, before me the undersigned, a Notary Public in and for said State, personally appeared MARVIN R. MITCHELL and MARLENE M.

MITCHELL, husband and wife 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

Notary Public Jackson