

FILED NO: **1597**

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92 JAN -7 AM 10: 25

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID <u>4</u>
STAMP #
\$ <u>27.00</u>
<u>Michelle Utsler</u>
RECORDER
<u>1-7-92</u> <u>Madison</u>
DATE COUNTY

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Fifty-five Thousand and no/100 (\$55,000.00) - - - -  
Dollar(s) and other valuable consideration, Weldon D. Hall and Jeanne A. Hall, husband  
and wife

do hereby Convey to Patrick J. Sullivan and Peggy Sullivan, 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:

The Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Eight (8) and the East 62 acres of the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and the South  $4\frac{1}{4}$  acres of the East Three-fourths ( $\frac{3}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Eight (8), and a tract of land 8 rods North and South by 4 rods East and West in the Southeast corner of the West Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Eight (8), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except the following described real estate: A parcel of land described as commencing at the East Quarter ( $\frac{1}{4}$ ) Corner of said Section Eight (8), thence North 99 feet; thence South 86°51' West 1,346.1 feet along the centerline of a county road to the point of beginning, thence continuing South 86°51' West 609 feet, thence North 0°30' East 33 feet thence South 86°51' West 66 feet, thence South 0°30' West 399 feet, thence North 89°05' East 223 feet, thence South 30°17' East 142 feet, thence North 82°47' East 401 feet, thence North 1°51' West 472 feet to the point of beginning, containing 7.014 Acres including 0.592 Acres of County Road right of way in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF VIRGINIA DATED: December, 1991

Amelia COUNTY,  
On this 2nd day of December,  
1991, before me, the undersigned, a Notary Public  
in and for said State, personally appeared \_\_\_\_\_  
Weldon D. Hall and Jeanne A.  
Hall

SS: 227-44-4221

Weldon D. Hall  
Weldon D. Hall (Grantor)

Jeanne A. Hall  
Jeanne A. Hall (Grantor)

to me known to be the identical persons named in and  
County executed the foregoing instrument and acknow-  
ledged that they executed the same as their voluntary  
act and deed.

Dawn J. Smith, Deputy Clerk  
Amelia Co. Va. Circuit Court Notary Public

(This form of acknowledgement for individual grantor(s) only)  
Dawn J. Smith, Deputy Clerk (Grantor)  
Amelia Co. Va. Circuit Court