

56,400.00

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

PREPARED BY G FISHER MIDLAND ESCROW,

REAL ESTATE TRANSFER	REG \$ 5.00
TAX 1.00	AUD \$ 5.00
	RMF \$ 1.00
\$ 89.40	COMPUTER <input checked="" type="checkbox"/>
Michelle Utalop	RECORDED <input checked="" type="checkbox"/>
RECORDER	
11-697 Madison	
DATE	COUNTY

FILED NO 1787
BOOK 138 PAGE 204
97 NOV -6 PM 12:37

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL J HAYES AND NORMA I HAYES, HUSBAND AND WIFE, hereby convey unto CARL BARR AND AMBER BARR, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa

A TRACT OF LAND IN THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P M, MADISON COUNTY, IOWA, THENCE ALONG THE EAST LINE OF SAID SECTION TWENTY-FIVE (25), SOUTH 00°00'00", 648 87 FEET, THENCE NORTH 88°59'55" WEST 513 05 FEET, THENCE NORTH 01°31'35" WEST 344 36 FEET, THENCE NORTH 89°19'53" WEST 330 63 FEET, THENCE NORTH 00°42'15" WEST 301 71 FEET TO THE NORTH LINE OF SAID SECTION 25, THENCE ALONG SAID NORTH LINE SOUTH 89°20'21" EAST 856 52 FEET TO THE POINT OF BEGINNING SAID TRACT OF LAND CONTAINS 10 025 ACRES, INCLUDING 1 115 ACRES OF COUNTY ROAD RIGHT OF WAY

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate, that they have good and lawful authority to sell and convey the same, that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated, and they covenant to warrant and defend said 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 such 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 10-31, 1997

By Michael J Hayes
MICHAEL J HAYES

By Norma I Hayes
NORMA I HAYES

STATE OF IOWA)
MADISON)SS.
COUNTY OF ROLK)

On this 31 day of Oct, A D 1997, before me, a Notary Public in and for the State of Iowa, personally appeared MICHAEL J HAYES AND NORMA I HAYES, HUSBAND AND WIFE, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed



Notary Public in and for Said State