

FILED NO. 3159

COMPARED

BOOK 130 PAGE 141

92 JUN 25 PM 1:45

REC \$ 5.00
AUD # 5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Sixteen Thousand Five Hundred
Dollar(s) and other valuable consideration, Sandra J. Pettit, a single person,

do hereby Convey to Harry L. Pettit, a single person,

the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the East Quarter (1/4) corner of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa. Thence N 0°00' along the east line of the Northeast Quarter (1/4) of said Section Twenty-eight (28) 651.9 feet to the point of beginning; thence continuing N 0°00' 547.5 feet; thence S 88°52'W 364.2 feet; thence N 42°29'W 609.9 feet; thence N 78°57' W 86.1 feet; thence S 42°50'W 419.3 feet; thence S 29°12'W 791.7 feet to the south line of the North Half (1/2) of the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twenty-eight (28); thence S 89°42' E 1,532.3 feet to the point of beginning and containing 22.2990 acres including 0.4313 acres of County Road Right-of-Way.

NOTE: This deed is being given pursuant to a Decree of Dissolution of Marriage entered in the Iowa District Court for Warren County, DM No. 9-142. Sandra J. Pettit reserves the lien referred to in the Decree.

No revenue required. Exempt transaction No. 15

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 Iowa
Warren COUNTY, ss:

DATED: 6/25/92

On this 25th day of June, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Sandra J. Pettit

Sandra J. Pettit
Sandra J. Pettit (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)

Arthur L. Reis
Notary Public

(Grantor)

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

My Commission expires on 4-24-95.

DEED RECORD 130

(Grantor)