

FILED NO. **1749**

Fee \$5.00
Transfer \$5.00

BOOK 129 PAGE 511

92 JAN 27 AM 11:12

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One (\$1.00) -----
Dollar(s) and other valuable consideration, Jeff K. Howell and Annette Y. Howell,
husband and wife, Grantors,

do hereby Convey to Annette Y. Howell, Grantee,

the following described real estate in Madison County, Iowa:

A tract of land in the Southeast Quarter (¼) of Section Eighteen (18), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the East Quarter Corner of Section Eighteen (18), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00", 2334.03 feet, along the east line of the Southeast Quarter (¼) of said Section Eighteen (18); thence North 77°56'50" West, 609.34 feet; thence North 88°08'12" West, 658.91 feet; thence North 74°24'03" West, 130.00 feet; thence South 77°53'33" West, 201.88 feet; thence North 46°12'11" West, 246.98 feet; thence North 58°23'12" West, 195.96 feet; thence North 21°12'37" West, 369.21 feet; thence North 34°13'30" West, 536.39 feet; thence North 02°05'02" West, 369.03 feet; thence North 10°27'18" East, 791.65 feet; thence South 88°47'29" East, 907.12 feet, along the north line of the Southeast Quarter (¼) of said Section Eighteen (18); thence North 89°51'00" East, 1,320.00 feet to the point of beginning. Said tract of land contains 110.357 Acres including 2.139 Acres of County Road Right of Way,

with any easements and appurtenant servient estates.

Grantors hereby assign all their right, title and interest in and to a contract to purchase the above described property entered into by and between the Union State Bank, as Seller, and Jeff K. Howell, as Buyer, on the 11th day of July, 1990, to Grantee.

Consideration of less than \$500.00, hence no revenue stamps are required.

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

DATED: December 18, 1991

ss:
DALLAS COUNTY,
On this 18 day of December,
1991, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Jeff K. Howell and
Annette Y. Howell, husband and
wife,
to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

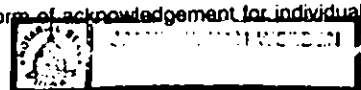
Jeff K. Howell
Jeff K. Howell (Grantor)

Annette Y. Howell
Annette Y. Howell (Grantor)

James E. Van Warden
Notary Public

(Grantor)

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



DEED RECORD 129

(Grantor) 511