

82,500  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID <u>30</u>
STAMP #
\$ <u>139</u>
<i>Michelle Utzler</i> RECORDER
<u>3-6-92</u> <u>Madison</u> DATE COUNTY

COMPARED

FILED NO. **2106**

BOOK 129 PAGE 620

92 MAR -6 AM 11:54

Fee \$5.00  
Transfer \$5.00

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of One (1) Dollar(s) and other valuable consideration, Robert John Stewart and Ruby Stewart, husband and wife,

do hereby Convey to Donald E. Dougherty and Janice L. Carter

the following described real estate in Madison County, Iowa:

A parcel of land described as follows: Commencing at the Northeast Corner of Section Two (2), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, which is the point of beginning; thence South 83°59' West 1,030.80 feet along the North line of said Section Two (2); thence South 24°04' West 221.22 feet; thence South 05°51' West 298.60 feet to the centerline of a county road; thence Easterly 161.59 feet along a 520.87 feet radius curve concave Northerly with a 160.95 feet chord bearing North 83°53' East; thence South 87°58' East 755.56 feet; thence Easterly 237.50 feet along a 1,432.40 feet radius curve concave Northerly with a 237.23 feet chord bearing South 83°13' East to the East line of said Section Two (2); thence North 643.73 feet to point of beginning, containing 13.9365 Acres including 0.8898 Acres of county road right of way.

Subject to zoning ordinances, such restrictive covenants as may be of record, easements of record, if any, and established highways and roads.

This Deed is given in fulfillment of Contract recorded in Deed Records Book 125, Page 158, Office of the Recorder of Madison County, Iowa, and warranties herein extend to date of said contract only.

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 Illinois,  
 ss: McHenry COUNTY,  
 On this 4 day of March,  
 1992, before me, the undersigned, a Notary Public  
 in and for said State, personally appeared  
Robert John Stewart and  
Ruby Stewart

DATED: 3-4-92

*Robert John Stewart*  
 Robert John Stewart (Grantor)

*Ruby Stewart*  
 Ruby Stewart (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.

OFFICIAL SEAL  
 CHRISTINA LANG  
 NOTARY PUBLIC STATE OF ILLINOIS  
 MY COMMISSION EXP. JAN. 10, 1995

Notary Public

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

*Christina Lang*

(Grantor)

(Grantor)