

109,000

REAL ESTATE TRANSFER	
TAX PAID <u>0</u>	
STAMP #	
\$ <u>173.00</u>	
<u>Michelle Utzler</u>	
RECORDER	<u>M. Johnson</u>
DATE <u>5-6-92</u>	COUNTY

FILED NO. 2677

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COMPARED

92 MAY -6 PH 1:29

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, Maurice D. Mitchell and Phyllis Mitchell,
husband and wife,

do hereby Convey to James M. Hochstetler and Sharon Kaye Hochstetler, 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 Southeast Quarter of the Southwest Quarter, except commencing at the South Quarter Corner of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the South line of said Section Twenty-nine (29), South 90°00'00" West 468.04 feet to the Point of Beginning; thence continuing along said South line South 90°00'00" West 396.00 feet; thence North 0°00'00" 440.00 feet; thence North 90°00'00" East 396.00 feet; thence South 0°00'00" 440.00 feet to the Point of Beginning, containing 4.000 acres, including 0.364 acres of County Road right of way, all in Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

and

The West Half of the Southwest Quarter, except commencing at the Southwest Corner of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28), running thence East 7.50 chains, thence North 6.66 chains, thence West 7.50 chains, thence South 6.66 chains to the Point of Beginning, and except a tract of land commencing 7.5 chains East of the Southwest Corner of Section Twenty-nine (29) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence East 5 chains 33 links, thence North 2 chains 67 links, thence West 5 chains 33 links, thence South 2 chains 67 links to the point of beginning, Madison County, Iowa, all in Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-eight (28) 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 IOWA

DATED: May 5th, 1992

COUNTY, SS:

On this 5th day of May
1992, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Maurice D. Mitchell and Phyllis
Mitchell, husband and wife,

Maurice D. Mitchell
Maurice D. Mitchell (Grantor)

Phyllis Mitchell
Phyllis Mitchell (Grantor)

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

Notary Public
(This acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)

