

REAL ESTATE TRANSFER
TAX PAID
23
STAMP #
\$ 31.30
Michelle Utzler
RECORDER
5-13-92 Madison
DATE COUNTY

Fee \$5.00  
Transfer \$5.00

FILED NO. 2745  
BOOK 129 PAGE 797  
92 MAY 13 PM 2:44  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY IOWA



**WARRANTY DEED — JOINT TENANCY**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Nineteen Thousand Six Hundred Eighty & No/100-(\$19,680.00)  
Dollar(s) and other valuable consideration,

Alan Dickson Ball and Jeanie M. Ball, husband and wife,

do hereby Convey to Kenneth L. Schaefer and Lydia M. Schaefer, 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:

A parcel of land in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northwest corner of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 89°28'12" East 759.80 feet along the North line of the Northwest Quarter (1/4) of said Section Thirty-one (31), to the point of beginning. Thence South 18°24'39" West 571.48 feet; thence North 89°42'39" East 212.20 feet; thence South 01°12'09" East 192.92 feet; thence South 89°57'12" East 690.31 feet to the East line of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-one (31); thence North 00°48'45" West 734.67 feet to the Northeast corner of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-one (31); thence North 90°00'00" West 715.65 feet to the point of beginning. Said parcel contains 13.12 Acres,

This Deed is given in full and complete satisfaction of a Real Estate Contract dated and recorded September 11, 1986 at Deed Record 122, Page 310, Madison County, Iowa Recorder's Office.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 1 APPLIES.

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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA ss:  
MADISON COUNTY,

Dated: May 11, 1992

On this 11th day of May, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared Alan Dickson Ball and Jeanie M. Ball

Alan Dickson Ball  
Alan Dickson Ball (Grantor)

Jeanie M. Ball  
Jeanie M. Ball (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)

Gordon K. Darling, Jr. Notary Public

(Grantor)

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

