

Fee \$5.00
Transfer \$5.00

COMPARED

FILED NO. 1417

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92 DEC -1 PM 4:10

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration, Kenneth N. Ballard and Helen Ballard, husband and wife,

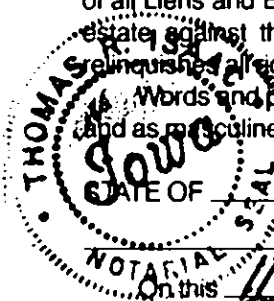
do hereby Convey to Stephen Thomas Dolan and Patricia Ann Dolan, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Commencing at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and running thence North 177 feet, thence West 257 feet, thence North 219 feet, thence West 225 feet, thence South 296 feet, thence West to a point 66 feet West of the West line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), thence South 100 feet, more or less, to a point 66 feet West of the Southwest corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), thence East along the South line of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Sixteen (16) to the place of beginning, EXCEPT a part of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., described as follows: Commencing at a point 482 feet West of the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Sixteen (16), thence North 100 feet, thence West to a point 66 feet West of the West line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), thence South 100 feet, more or less, to a point 66 feet West of the Southwest corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), thence East along the South line of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Sixteen (16) to the place of beginning, all 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 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:
Warren COUNTY,

Dated: November 11, 1992

On this 11 day of November, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared Kenneth N. Ballard and Helen Ballard

Kenneth N. Ballard
KENNETH N. BALLARD (Grantor)

Helen Ballard
HELEN BALLARD (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.

Thomas A. Gove
Notary Public

(Grantor)

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

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