

REC. S. 22
AUT. S. 22

FILED NO. 1540

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92 DEC 15 PM 4: 14

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPARED



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration, REX R. SHAMBAUGH and ANNA LEE SHAMBAUGH, husband
and wife,

do hereby Convey to W. CRAIG SHAMBAUGH

the following described real estate in Madison County, Iowa:

A parcel of land located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 77 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Center of said Section 14; thence along the North-South centerline of said Section 14 N 00°00'00" E, a distance of 1110.55 feet to the Point of Beginning, thence departing said centerline S 89°38'25" W, a distance of 222.99 feet; thence N 04°07'43" W, a distance of 20.00 feet; thence N 89°35'44" W, a distance of 20.00 feet; thence S 41°03'28" W, a distance of 25.00 feet; thence N 53°27'47" W, a distance of 149.66 feet; thence N 22°13'53" W, a distance of 16.33 feet; thence N 11°54'01" E, a distance of 304.98 feet; thence N 88°42'47" E, a distance of 158.52 feet; thence S 88°15'48" E, a distance of 165.99 feet to a point on said centerline of Section 14; thence along said centerline S 00°00'00" W, a distance of 401.02 feet to the Point of Beginning. Said parcel includes 3.228 acres, more or less, including 0.400 acres of presently established County Road Right-of-Way.

This is a transfer between parent and child for consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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 11, 1992

MADISON COUNTY, ss:

On this 11th day of December,
19 92, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Rex R. Shambaugh and Anna Lee
Shambaugh

Rex Shambaugh
(Rex R. Shambaugh) (Grantor)

Anna Lee Shambaugh
(Anna Lee Shambaugh) (Grantor)

_____ to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged the same as their voluntary
act and deed.

Samuel H. Braland
(Samuel H. Braland) Notary Public

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

(Grantor)

(Grantor)

*For corrected deed
see Deed Rec 131-139
2-2-93*