

REAL ESTATE TRANSFER
TAX PAID 12
STAMP #
\$ 20 80
Michelle Utsler
RECORDER
1-11-93 Madison
DATE COUNTY

Fee \$10.00
Transfer \$5.00

COMPUTED

FILED NO. 1750

BOOK 131 PAGE 92

93 JAN 11 PM 12:39

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPLETED



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ONE (\$1.00)
Dollar(s) and other valuable consideration; COLLEEN B. MORSE, single

do hereby Convey to DIANE L. ROBINSON, now known as DIANE L. SAWYERS

the following described real estate in MADISON County, Iowa:

(SEE ATTACHED LEGAL DISCRPTION)

This Deed given in fulfillment of Contact dated April 28,
1989 and filed on 4-29-89, in Book 125,
at Page 536.

BUYER IS TO TAKE PROPERTY AS IS, PURSUANT TO THE ABOVE
DESCRIBED REAL ESTATE CONTRACT.

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 ARKANSAS
Benton COUNTY, SS:

DATED: Jan. 6, 1993

On this 6 day of January,
1993, before me, the undersigned, a Notary Public
in and for said State, personally appeared
COLLEEN B. MORSE, single

Colleen B. Morse
COLLEEN B. MORSE (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)

(Grantor)

(Grantor)

[Signature]

OFFICIAL SEAL Notary Public
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
My Commission Exp. April 24, 1995

EXHIBIT "A"

- A. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 978.00 Feet along the Quarter Section line to the point of beginning. Thence continuing North 90°00' East 310.00 Feet, thence North 00°00' 280 Feet, thence North 90°00' West 310.00 Feet, thence South 00°00' 280.00 Feet to the point of beginning,

and Grantors grant to Grantees, their heirs and assigns, an easement for underground waterline over real estate described as follows:

A strip of land 10.00 Feet wide and being 5.00 Feet wide on each side of the following described center-line:

Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 78, West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 1,288.00 Feet, thence North 00°00' 235 Feet to the point of beginning, thence North 39°51' East, 865 Feet to an existing well and windmill.

and the right to use said well within said easement and the right to lay and maintain the waterline and pump in the well which is on said easement. Grantors give and grant to Grantees the nonexclusive right to use water from said well.

This portion of the deed is given in full performance of a certain contract for the sale of said real estate, dated May 26, 1978, between Grantors and Grantees.

and

- B. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28, West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 1,288.00 Feet, thence North 00°00' 280 Feet to the point of beginning, thence North 00°00' 21 Feet, thence North 90°00' West, 390 Feet, thence South 00°00' 21 Feet, thence North 90°00' East 390 Feet to the point of beginning.

and

- C. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 788 Feet to the point of beginning, thence continuing North 90°00' East 190 Feet, thence North 00°00' 280 Feet, thence North 90°00' West 80 Feet, thence southwesterly to the point of beginning.

The South line of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, is assumed to bear due east and west.

Grantees shall install and maintain a hog tight fence along the East side of Parcel A, the East, North and West side of Parcel B and the West side of Parcel C. Said fence agreement shall run with the land.