

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REC \$ 5.00
AUD \$ 5.00

COMPARED

FILED NO. 322
BOOK 130 PAGE 224
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC.
AUD.
INDEX.

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of No Consideration
Dollar(s) and other valuable consideration, Kenneth O. Payne and Enolia A. Payne,
husband and wife,

do hereby Convey to Enolia A. Payne

the following described real estate in Madison County, Iowa:

The South Half of the Northwest Quarter of Section One (1) Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., and the South Half of the Northeast Quarter and the North Half of the Southeast Quarter excepting therefrom the following described tract of land, to-wit: Commencing at the Southwest corner of the Northwest Quarter of the Southeast Quarter and running thence North 13.45 chains, thence South 19° 10' East, 5 chains, thence South 44° 31' East, 5.35 chains, thence South 16° 49' East, 5.09 chains, thence West 6.86 chains to the place of Beginning; also the Southeast Quarter of the Southeast Quarter and a tract of land described as follows, to-wit: Commencing at the Northeast corner of the Southwest Quarter of the Southeast Quarter and running thence South 7.75 chains, thence North 58° 51' West, 8.60 chains, thence North 47° 40' West 5.10 chains, thence East to the Place of Beginning; all of said land being in Section 1, in Township 76 North, Range 28, West of the 5th P.M., Iowa, subject to legally established highways. All that part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 76 North, Range 28 West of the 5th P.M., that lies west of Public Highway #169 as now located, and all that part of the Southwest Fractional Quarter of the Southwest Quarter of Section 6, Township 76 North, Range 27 West of the 5th P.M., that lies West of said Public Highway #169 as now located, and containing in all 40 acres more or less, subject to all easements now of record over or across said land.

This Deed is between husband and wife, with no consideration. No revenue stamps required.

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,
ss:
MADISON COUNTY,

DATED: July 31, 1992

On this 31st day of July,
19 92, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Kenneth O. Payne and
Enolia A. Payne

Kenneth O. Payne
Kenneth O. Payne (Grantor)

Enolia A. Payne
Enolia A. Payne (Grantor)

to Enolia A. Payne be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

(Grantor)

Leonard A. Lander Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)