

COMPARED

FILED NO. 441
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Fee \$5.00
Transfer \$15.00

92 AUG 17 PM 2: 22

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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 Kenneth O. 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 South-
east 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,
MADISON COUNTY, SS:

DATED: August 17th, 1992

On this 17th day of August,
1992, 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 me _____
to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledge that they executed the same as their voluntary
act and deed.

Beth Flander
Beth Flander Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)