

COMPARED

REAL ESTATE TRANSFER
TAX PAID
STAMP # <u>13</u>
\$ <u>240</u>
<u>Michelle Utzler</u>
RECORDER
<u>9-18-92</u> <u>Madison</u>
DATE COUNTY

FILED NO. 717
 BOOK 130 PAGE 389
 92 SEP 18 AM 9:37
 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA

REC \$ 5.00
 AUD \$ 5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Two Thousand and no/100 (\$2,000.00)
 Dollar(s) and other valuable consideration, Calvin A. Tyer and Audrey J. Tyer, husband
and wife

do hereby Convey to Clive Hornback

the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Southwest Corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 8, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa. Thence N. 00 \circ 00' 202.82 feet along the West line of said NE $\frac{1}{4}$ to the point of beginning; thence continuing N. 00 \circ 00' 904.21 feet to the centerline of a county road; thence S. 88 \circ 51' E. 202.80 feet; thence Southeasterly 870.24 feet along a 818.60 foot radius curve concave southwesterly having a 829.92 feet long chord bearing S. 58 \circ 23 $\frac{1}{2}$ ' E.; thence S. 62 \circ 04' W. 170.00 feet; thence S. 8 \circ 50' W. 170.13 feet; thence S 13 \circ 13' E. 229.30 feet; thence N. 89 \circ 47' E. 783.63 feet to the point of beginning containing 15.1643 Acres including 3.8287 Acres of County Road Right of Way.

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: May 13, 1992

On this 13 day of May,
 1992, before me, the undersigned, a Notary Public
 in and for said State, personally appeared
Calvin A. Tyer and Audrey J.
Tyer

Calvin A. Tyer
 Calvin A. Tyer (Grantor)

Audrey J. Tyer
 Audrey J. Tyer (Grantor)

to me known to 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.

Charles E. Tucker, Jr.
 Charles E. Tucker, Jr. Notary Public
 (This form of acknowledgement for individual grantor(s) only)

Charles E. Tucker, Jr.
 Charles E. Tucker, Jr. (Grantor)
Charles E. Tucker, Jr.
 Charles E. Tucker, Jr. (Grantor)