

REAL ESTATE TRANSFER
TAX PAID <u>8</u>
STAMP #
\$ <u>103.20</u>
<i>Michelle Utzler</i>
RECORDER
<u>10-2-92</u> <u>Madison</u>
DATE COUNTY

CONCARED

FILED NO. 842
BOOK 130 PAGE 443

Fee \$5.00
Transfer \$5.00

92 OCT -2 AM 11:57

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SIXTY-FIVE THOUSAND-----(\$65,000.00)
Dollar(s) and other valuable consideration, Rance A. Knisley and Kara L. Knisley, Husband and Wife,

do hereby Convey to Myla J. Van Weelden and Jeffrey S. Case

the following described real estate in Madison County, Iowa:

That part of the Northwest Fractional Quarter (NW Fr. 1/4) of the Southwest Quarter (SW 1/4), except the East Quarter thereof, of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest Corner of the Northwest Fractional Quarter (NW Fr. 1/4) of the Southwest Quarter (SW 1/4) of said Section Nineteen (19); thence on an assumed bearing of South 89 degrees 49 minutes 16 seconds East along the North line of said Northwest Fractional Quarter (NW Fr. 1/4) 216.78 feet to the easterly right of way line of U.S. Highway 169 and the point of beginning; thence continuing South 89 degrees 49 minutes 16 seconds East along said North line 898.28 feet; thence South 00 degrees 02 minutes 37 seconds West 315.43 feet; thence North 87 degrees 07 minutes 00 seconds West 896.15 feet to the easterly right of way line of said U.S. Highway 169; thence North 09 degrees 35 minutes 25 seconds East along said easterly line 49.16 feet; thence North 02 degrees 51 minutes 23 seconds West along said Easterly line 224.96 feet to the point of beginning. Said tract contains 6.03 acres more or less and is subject to any encumbrances of record.

103²⁰

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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF TEXAS, ss:
_____ COUNTY,

Dated: August 7, 1992

On this 7 day of August, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Rance A. Knisley and Kara L. Knisley

Rance A. Knisley
Rance A. Knisley (Grantor)

Kara L. Knisley
Kara L. Knisley (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)

Ruth A. Stuckert
RUTH A. STUCKERT, Notary Public
In and for _____ Notary Public
(This form of acknowledgment for individual grantor(s) expires 9-28-93)