

REAL ESTATE TRANSFER
TAX PAID <u>48</u>
STAMP #
\$ <u>72.00</u>
<u>Michelle Utzler</u>
RECORDER
<u>10-29-92</u> <u>Madison</u>
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 1096

BOOK 130 PAGE 545

92 OCT 29 AM 11:04

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

CONFIRMED



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Forty-five Thousand Five Hundred and 00/100-----(\$45,500.00)
Dollar(s) and other valuable consideration,
BRIAN J. SLAUGHTER and JUANITA N. SLAUGHTER, husband and wife

do hereby Convey to Bret A. SMITH and KAREN L. SMITH

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

A tract of land in the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the North Quarter Corner of Section Two (2), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 89°39'41" East 220.60 feet, along the North line of the Northeast Quarter (1/4) of said Section Two (2), to the point of beginning. Thence continuing North 89°39'41" East 424.75 feet along said North line; thence South 05°20'49" East 762.78 feet; thence South 00°00'00" 673.31 feet to the South line of the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2); thence South 89°30'56" West 594.79 feet; thence North 00°48'07" West 71.25 feet; thence North 59°14'14" West 58.08 feet; thence North 03°22'38" West 629.25 feet; thence North 00°06'43" West 513.36 feet; thence North 44°15'55" East 269.24 feet to the point of beginning. Said tract of land contains 21.000 Acres including 0.977 Acres of County Road Right of Way.

The oil and gas lease from Bruce Bellamy and Georgine Bellamy, husband and wife,; Linda J. Berens and Bill Berens, wife and husband; Karen J. Philips and Craig A. Philips, wife and husband; and Greg L. Bellamy, to Outerbridge & Associates, Inc., Lessee, dated August 10, 1984, and recorded February 21, 1985, in Miscellaneous Record 36 on Page 300, was terminated by its terms because the Lessee failed to pay the rental to the Lessors, or their successors and assigns, and failed to commence operations, as required under the terms of the lease to prevent termination.

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 IOWA, ss:
MADISON COUNTY,

Dated: October 19, 1992

On this 21 day of October, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared Brian J. Slaughter and Juanita N. Slaughter

B. J. Slaughter
Brian J. Slaughter (Grantor)

Juanita N. Slaughter
Juanita N. Slaughter (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.

Steven P. Weeks
Notary Public

(Grantor)

(Grantor)

