



Fee \$5.00
Transfer \$5.00

COMPAID

FILED NO. 1176

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100----- (\$16,500.00)
Dollar(s) and other valuable consideration, SHADY HILL, INC.
a corporation organized and existing under the laws of the State of Iowa
does hereby Convey to STEPHEN E. MAYER and SUSAN H. MAYER, 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 South Half (S 1/2) of the Southwest Fractional Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Southwest Fractional Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 89°56'19" East 2,418.91 feet, along the south line of said Southwest Fractional Quarter (1/4) to the South Quarter (1/4) Corner of said Section Six (6), thence North 00°04'44" East 181.25 feet along the east line of said Southwest Fractional Quarter (1/4), thence North 80°49'50" West 13.98 feet, thence Northwesterly 206.33 feet along a 582.01 foot radius curve, concave Northeasterly, having a central angle of 20°18'43" and a long chord bearing North 70°40'28 1/2" West 205.25 feet, thence North 60°31'07" West 1,202.75 feet, thence Westerly 407.68 feet along a 318.31 foot radius curve, concave Southerly, having a central angle of 73°22'56" and a long chord bearing South 82°47'25" West 380.38 feet, thence South 46°05'57" West 346.86 feet, thence Southwesterly 316.07 feet along a 1909.86 foot radius curve, concave Southeasterly, having a central angle of 9°28'56" and a long chord bearing South 41°21'29" West 315.71 feet, thence South 36°37'01" West 159.13 feet, thence Southwesterly 275.66 feet along a 325.00 foot radius curve, concave Northwesterly, having a central angle of 48°35'53" and a long chord bearing South 60°54'57 1/2" West 267.47 feet, thence South 00°04'41" West 57.76 feet to the point of beginning; said tract of land contains 28.659 Acres including 2.779 Acres of County Road Right of Way.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

Shady Hill, Inc.

Dated: 10-31-92

By Ralph M. Clark President
Ralph M. Clark Title
By Donald LeRoy Clark Secretary
Donald LeRoy Clark Title

STATE OF IOWA MADISON COUNTY, ss:

On this 5/5 day of OCTOBER, 19 92 before me, the undersigned, a Notary Public in and for said State, personally appeared Ralph M. Clark and Donald LeRoy Clark to me personally known, who being by me duly sworn, did say that they are the President and Secretary

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Ralph M. Clark and Donald LeRoy Clark as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



D.A. Bolton
Notary Public