

IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

~~COMPUTED~~

FILED NO. **1309**

Fee \$10.00
Transfer \$5.00

BOOK 57 PAGE 780

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COMPUTED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100-----(\$1.00)
Dollar(s) and other valuable consideration, HARRY B. WATTS, Single,

do hereby Convey to FARMERS AND MERCHANTS STATE BANK

the following described real estate in Madison County, Iowa:

An undivided one-half (1/2) interest in and to the following-described
real estate:
See description of real estate on Exhibit "A" attached hereto.

This deed is intended as an absolute conveyance to grantee, Farmers and Merchants
State Bank, and is given for security purposes. This deed is given in lieu of
foreclosure, and therefore no declaration of value is 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 acknowledgment hereof, shall be construed as in the singular or plural number,
and as masculine or feminine gender, according to the context.

STATE OF Florida ss:
Pinellas COUNTY,

Dated: 11/12/92

On this 12 day of November,
19 92, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Harry B. Watts

Harry B. Watts
Harry B. Watts (Grantor)

I do hereby certify that I know the identical persons named in and who
executed the foregoing instrument and acknowledged
that they executed the same as their voluntary act and
deed.

Regina A. Fisher Notary Public

(Grantor)

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only) Notary Public, State of Florida, My Commission Expires May 31, 1995

EXHIBIT "A"

A part of the East 45.52 acres of the North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northeast corner of said Northwest Fractional Quarter ($\frac{1}{4}$); thence West 602.80 feet; thence South $00^{\circ}56'$ East 109.65 feet to the point of beginning; thence South $89^{\circ}20\frac{1}{2}'$ East 283.84 feet along the South right-of-way line of Iowa Highway 92 to the Northwest corner of Lot Seven (7), Block One (1), Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1; thence South $00^{\circ}38'$ East 795.40 feet; thence West 279.60 feet; thence North $00^{\circ}56'$ West 15.0 feet; thence West 60 feet along the North line of Lot "A" 8th Street of said Watts & Corkrean Addition Plat No. 1; thence South $00^{\circ}56'$ East 134.6 feet; thence West 184.50 feet; thence North $00^{\circ}56'$ West 923.61 feet to the South line of Iowa Highway 92 right-of-way; thence South $88^{\circ}18'$ East 138.07 feet; thence South $80^{\circ}20\frac{1}{2}'$ East 106.56 feet to the point of beginning; said parcel containing 10.1337 acres and is to be divided into Lots Eight (8) through Twelve (12), Block One (1), and Lots Two (2) through Nine (9), Block Two (2), and a portion of 8th Street to be designated as Lot "A", of Watts & Corkrean Addition to Winterset, Iowa, EXCEPT a parcel described as commencing at the Southeast Corner of said North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$); thence West 602.8 feet along South line of said North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$); thence North $00^{\circ}56'$ West 1,034 feet to the point of beginning; thence East 283 feet; thence North $00^{\circ}38'$ West 171.4 feet; thence North $89^{\circ}20\frac{1}{2}'$ West 283.8 feet along South right-of-way line of Iowa Highway 92; thence South $00^{\circ}56'$ East 174.6 feet to the point of beginning, containing 1.1250 acres, and is to be designated as Lot Eight (8) of Block One (1) of Watts and Corkrean Addition to Winterset, Iowa, AND EXCEPT a parcel described as commencing at the Northeast Corner of said Northwest Fractional Quarter ($\frac{1}{4}$), thence North $90^{\circ}00'$ West 602.80 feet along the north line of said Northwest Fractional Quarter ($\frac{1}{4}$), thence South $00^{\circ}56'$ East 752.36 feet to the point of beginning, thence continuing South $00^{\circ}56'$ East 156.00 feet, thence South $90^{\circ}00'$ East 279.60 feet along the north line of Lot Thirteen (13), Block One (1), Watts & Corkrean Addition, Plat One (1), thence North $00^{\circ}38'$ West 156.00 feet, thence North $90^{\circ}00'$ West 280.41 feet to the point of beginning, said parcel contains 1.0027 Acres and is subject to a 15.00 foot wide utility easement on the south and east sides thereof,