

REAL ESTATE TRANSFER
TAX PAID 24
STAMP #
\$ 50.40
Michelle Utzler
RECORDER
6-11-93 Madison
DATE COUNTY

REC \$ 11.00
AUD \$ 5.00

FILED NO. 3152

BOOK 131 PAGE 631

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MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration, Richard G. Stanley and Mary Ellen Stanley, Husband
and Wife

do hereby Convey to James L. Thomas and Doris J. Herrick, Husband and Wife

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

See Exhibit "A" attached hereto for legal description.

This Deed is given and accepted in complete fulfillment of the contract for the sale of the above-described property dated January 1992, and filed for record January 8, 1992, in Deed Record 129 at page 446 in the office of the Madison County Recorder.

Notwithstanding any expressed or implied warranties contained herein, Grantors herein make no expressed or implied warranties as to the title subsequent to the date of the above contract.

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 COUNTY, ss:

Dated: 6-5-93

On this 5 day of June
1993, before me the undersigned, a Notary Public in and for said State, personally appeared
Richard G. Stanley and Mary Ellen Stanley

Richard G. Stanley
Richard G. Stanley (Grantor)

Mary Ellen Stanley
Mary Ellen Stanley (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.

Kim Christine Warren
Notary Public

(Grantor)
(Grantor)
(Grantor)

(This form of acknowledgment for individual grantor(s) only)

KIM CHRISTINE WARREN
MY COMMISSION EXPIRES
7-6-95

DEED RECORD 131

631

EXHIBIT "A"

Attachment to Warranty Deed from Richard G. Stanley and Mary Ellen Stanley, husband and wife, to James L. Thomas and Doris J. Herrick, husband and wife, as joint tenants.

A parcel of land in the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Fractional Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the West line of the Southwest Fractional Quarter ($\frac{1}{4}$) of said Section Twelve (12), North $00^{\circ}00'00''$, 292.00 feet to the point of beginning, thence North $83^{\circ}04'54''$ East, 445.27 feet; thence North $08^{\circ}55'17''$ East, 72.98 feet; thence North $26^{\circ}01'53''$ East, 48.88 feet; thence North $41^{\circ}25'55''$ East, 87.17 feet; thence North $83^{\circ}04'54''$ East, 478.26 feet; thence South $00^{\circ}00'00''$, 462.40 feet to the South line of said Southwest Fractional Quarter ($\frac{1}{4}$); thence along said South line, North $83^{\circ}04'54''$ East, 280.62 feet; thence North $00^{\circ}00'00''$, 661.40 feet; thence South $83^{\circ}04'54''$ West, 1,295.27 feet to the West line of said Southwest Fractional Quarter ($\frac{1}{4}$); thence along said West line, South $00^{\circ}00'00''$, 369.40 feet to the point of beginning, said parcel of land contains 10.673 Acres including 0.666 Acres of County Road Right of way.