

90,000

FIRST REALTY, LTD.
P. O. BOX 10343
DES MOINES, IA 50306

PROPERTY ADDRESS:
R R 2, BOX 128
EARLHAM, IOWA

| | |
|------------------------|---------|
| REAL ESTATE TRANSFER | |
| TAX PAID 49 | |
| STAMP 90 | |
| \$ 14.5 | |
| <i>Michelle Utsler</i> | |
| RECORDER | |
| 6-22-93 | Madison |
| DATE | COUNTY |

REC \$ 5.00

AUD \$ 5.00

COMPUTER

RECORDED

COMPARED

FILED NO. 3264

BOOK 131 PAGE 670

93 JUN 22 AM 9:58

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That MABEL G. WESTPHAL, SINGLE, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto ELLIOT A. BADE AND BONNIE J. BADE, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa, to-wit:

THAT PART OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION FIVE (5), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER OF SAID SECTION FIVE (5), THENCE ON AN ASSUMED BEARING OF SOUTH 00°53'00" EAST 378.26 FEET, THENCE NORTH 88°06'44" WEST 938.25 FEET, THENCE NORTH 00°18'54" EAST 347.31 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4), THENCE NORTH 90°00'00" EAST ALONG SAID NORTH LINE 930.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 7.78 ACRES MORE OR LESS AND IS SUBJECT TO A MADISON COUNTY HIGHWAY EASEMENT OVER THE NORTHERLY 33.00 FEET THEREOF AND IS SUBJECT TO ANY ENCUMBRANCES OF RECORD, HIGHWAY EASEMENT AREA EQUALS 0.70 ACRES

SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS OF RECORD.

And the grantors do hereby covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances, Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 17 day of JUNE, 1993.

By: *Mabel G. Westphal*
MABEL G. WESTPHAL
MABLE

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 17 day of JUNE, A.D. 1993 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared MABEL G. WESTPHAL, SINGLE, known to be the person named in and who executed the foregoing instrument, and acknowledged that SHE executed the same as HER voluntary act and deed.

Marion Hausel
Notary Public in and for Said State
my commission expires - 7-9-94