

FILED NO. 124

BOOK 131 PAGE 727

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REC \$ 6.00
AUD \$ 5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of the private partition of property
Dollar(s) and other valuable consideration, ELMER CASSADY and DARLENE CASSADY, husband and
wife, as joint tenants with full rights of survivorship and not as tenants in
common,
do hereby Convey to ELMER CASSADY

the following described real estate in Madison County, Iowa:

A tract of land described as commencing at the East Quarter (1/4) corner of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence North, 89°7' West, 101.7 feet along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section, thence North, 23°24' West 213.8 feet along the West right-of-way line of U.S. Highway 169, thence North, 40° 25 3/4' West, 46.4 feet along said West right-of-way line to the point of beginning; thence continuing North, 40° 25 3/4' West, 522.3 feet along said West right-of-way line, thence South, 1° West, 502.9 feet, thence East 289 feet, thence North 97.3 feet, thence North, 81°15' East, 59.3 feet to the point of beginning, containing 2.2823 acres.

This is a transfer between husband and wife for the private partition of property with monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

DATED: July 15, 1993

MADISON COUNTY, ss:

On this 15 day of July,
1993, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Elmer Cassady and Darlene Cassady

Elmer Cassady
(Elmer Cassady) (Grantor)

Darlene Cassady
(Darlene Cassady) (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

[Signature]
Notary Public

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

DEED RECORD 131 727
(Grantor)