

IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE RECORDER
TAXES 74
\$ 268
Michelle Utsler
RECORDER
1-25-93 Madison
DATE COUNTY

COMPARED

FILED NO. 1864
BOOK 131 PAGE 120

93 JAN 25 PM 2: 57

Fee \$15.00
Transfer \$5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED SIXTY-EIGHT THOUSAND AND NO/100 (\$168,000.00)
Dollar(s) and other valuable consideration, Wilbur N. Bump and Elaine B. Bump, husband and wife,

do hereby Convey to D. Raymond Forney, also known as David Raymond Forney,

the following described real estate in Madison County, Iowa:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

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 ss:
MADISON COUNTY,

Dated: January 23, 1993

On this 23rd day of January, 19 93, before me, the undersigned, a Notary Public in and for said State, personally appeared Wilbur N. Bump and Elaine B. Bump

Wilbur N. Bump (Grantor)
Elaine B. Bump (Grantor)

[Signature] is 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.

G. Stephen Walters Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)
(Grantor)

Commencing at the Southeast Corner of the SW. $\frac{1}{4}$ of the SE. $\frac{1}{4}$ of Section 24, T77N, R28W of the 5th P.M., Madison County, Iowa; thence, along the East line of said SW. $\frac{1}{4}$ of the SE. $\frac{1}{4}$, North 00'00'00" 1,124.08 feet to the point of beginning. Thence South 85'18'25" West 872.33 feet; thence North 08'54'44" West 265.16 feet to a point on the North line of said SW. $\frac{1}{4}$ of the SE. $\frac{1}{4}$; thence along said North line, South 89'43'10" East 910.49 feet to the East line of said SW. $\frac{1}{4}$ of the SE. $\frac{1}{4}$; thence South 00'00'00" 186.12 feet to the point of beginning. Said tract of land contains 4.593 Acres including 0.395 Acres of Highway Right of Way, together with all easements and servient estates appurtenant thereto.

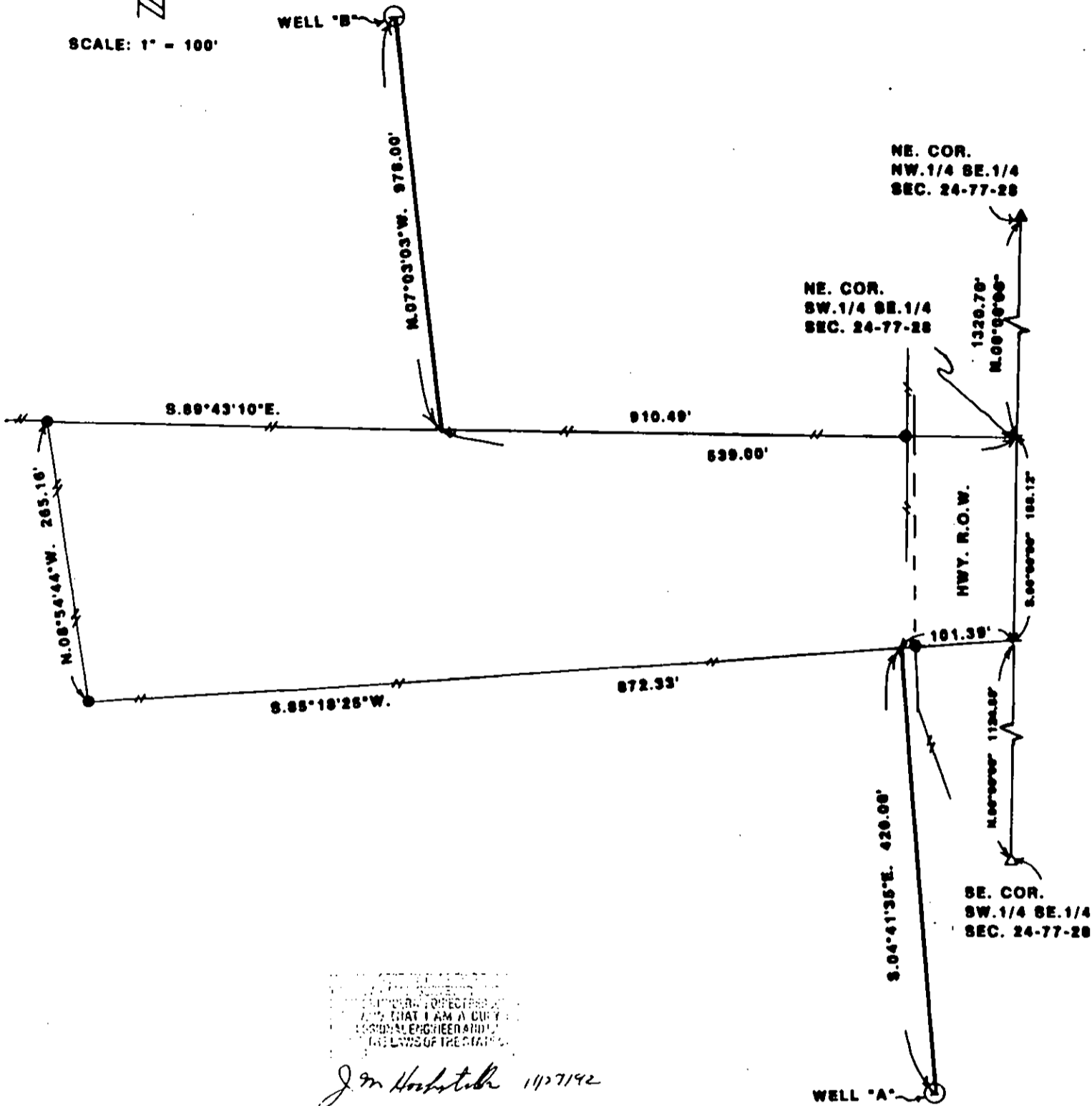
Marked Exhibit 1, attached hereto, and incorporated herein by this reference, is a plat showing waterline and well locations in the West One-half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-four (24) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, with relationship to the above described real property. The wells are capped springs and are both located on real property currently owned by grantors, Wilbur N. Bump and Elaine B. Bump. Both of these springs or wells have electrical service, appropriate capping, piping and a pump or pumps to move water from the springs to the house located on the real property described above. Wilbur N. Bump and Elaine B. Bump agree that they will maintain this water system in good working order to supply water to the house on the real property described above, including, but not limited to, maintaining and replacing, if necessary, the capping for the springs, the related collection facilities, the piping to the house, and necessary electrical services for the water system. David Raymond Forney shall maintain, and replace if necessary, the pump or pumps supplying water from the springs and serving the house. Wilbur N. Bump and Elaine B. Bump, and David Raymond Forney are hereby granted easements over the property of the other party to the extent necessary to perform the parties' obligations as set forth above. In addition, if Wilbur N. Bump and Elaine B. Bump fail to perform their obligations under the terms set forth above, David Raymond Forney is hereby granted an easement over the sellers' property to perform any and all activities with regard to furnishing water to the house that are the obligation of Wilbur N. Bump and Elaine B. Bump. The rights and obligations granted under this paragraph are binding on Wilbur N. Bump and Elaine B. Bump, David Raymond Forney, and their successors and assigns, and shall run with the land.

This warranty deed is given in fulfillment of a real estate contract dated March 1, 1989, and recorded March 10, 1989, in Deed Record 125 commencing on page 372 in the office of the Madison County, Iowa, Recorder.

EXHIBIT A

A PLAT SHOWING WATERLINE AND WELL LOCATIONS IN THE W. 1/2 OF THE SE. 1/4 OF SECTION 24, T77N, R28W OF THE 5TH P.M., MADISON COUNTY, IOWA.

SCALE: 1" = 100'



I, J. M. HOCHSTETLER, do hereby certify that I am a duly Licensed Professional Engineer and that I am duly qualified to practice the laws of the State of Iowa.

J. M. Hochstetler 11/27/92

DESCRIPTION:

Well "A"

Commencing at the NE. Corner of the SW. 1/4 of the SE. 1/4 of Section 24, T77N, R28W of the 5th P.M., Madison County, Iowa; thence South $00^{\circ} 00' 00''$ 188.12 feet; thence South $85^{\circ} 18' 25''$ West along the South Property Line 101.39 feet thence South $04^{\circ} 41' 35''$ East 420.00 feet to the center of Well "A".

Well "B"

Commencing at the NE. corner of the SW. 1/4 of the SE. 1/4 of Section 24, T77N, R28W of the 5th P.M., Madison County, Iowa; thence North $89^{\circ} 43' 10''$ West along the North Property Line 539.00 feet thence North $07^{\circ} 03' 03''$ West 978.00 feet to the center of Well "B".

EXHIBIT 1

VANCE & HOCHSTETLER, P.C.
CONSULTING ENGINEERS
71 JEFFERSON
WINTERSSET, IOWA 50273