

FILED NO. 2090
BOOK 131 PAGE 199

Fee \$10.00
Transfer \$5.00

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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WARRANTY DEED

For the consideration of One Dollar(s) and equal division of real estate, Marlund Davis and Victoria Davis, husband and wife, and, Milo L. Davis, Jr., and Beulah Davis, husband and wife, do hereby convey to Gregory Davis the following described real estate in Madison County, Iowa:

The North Half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, EXCEPT commencing at the North quarter corner of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, thence South $0^{\circ}00'$ along the West line of the North Half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Twenty-two (22), 272.3 feet to the point of beginning; thence North $90^{\circ}00'$ East 414.6 feet; thence South $0^{\circ}00'$ 417.6 feet; thence South $89^{\circ}00'$ West 414.7 feet to the West line of said North Half ($N\frac{1}{2}$); thence North $00^{\circ}00'$ 414.8 feet to the point of beginning, containing 4.0088 acres, including 0.3387 acres of county road right-of-way; and EXCEPT commencing at a point 115.80 feet South of the North quarter corner of Section Twenty-two (22), in Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, thence continuing South 156.50 feet, thence East 414.60 feet, thence South 417.6 feet, thence North $89^{\circ}00'$ East 189.20 feet, thence North $00^{\circ}23'$ East 570.81 feet, thence West 607.59 feet to the point of beginning, containing 4.0006 acres, including 0.1457 acres of county road right-of-way. NOTE: The West line of the North Half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., is assumed to bear due North and South.

(Exemption No. 13. The above parties obtained title to various parcels of real estate from their deceased parents, Ruth O. Davis and Milo L. Davis, and are now partitioning and dividing said real estate amongst themselves.)

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.

Form # 197

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.

Dated: February 11, 1993

Marlond Davis
Marlond Davis Grantor

Victoria Davis
Victoria Davis Grantor

Milo L. Davis, Jr.
Milo L. Davis, Jr. Grantor

Beulah Davis
Beulah Davis Grantor

STATE OF IOWA:

: ss:

BOONE COUNTY :

On this 11th day of February, 1993, before me the undersigned, a Notary Public in and for said State, personally appeared Marlond Davis and Victoria Davis, husband and wife, and Milo L. Davis, Jr., and Beulah Davis, husband and wife, 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.



L. W. Courter
NOTARY PUBLIC