

REC 509
AUD 509

FILED NO. 2691
BOOK 131 PAGE 452

COMPUTER
RECORDED
COMPARED

93 APR 30 PM 1:53
MICHELLE UTSLER
RECORDERS
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of none
Dollar(s) and other valuable consideration, Carl Binns and Rose Binns, husband and wife

do hereby Convey to RANDALL K. BINNS, SINGLE

the following described real estate in MADISON County, Iowa:

Lot One (1) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as commencing at the Southwest corner of said Section and running thence North 781.6 feet to the center line of the highway, thence along the center line of said highway North, 89° East, 708 feet, thence South, 50° 33' East, 460 feet, thence South, 21° 15' East, 549 feet to the South line of said Section, thence West 1262.1 feet to the point of beginning and containing 19.34 acres, more or less.

EXEMPTION 11 482A.2

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
MADISON COUNTY, ss:

DATED: APRIL 30 1993

On this 30 day of April,
19 93, before me, the undersigned, a Notary Public
in and for said State, personally appeared
CARL BINNS AND ROSE BINNS

Carl Binns
CARL BINNS (Grantor)

Rose Binns
ROSE BINNS (Grantor)

Be known to be the identical persons named in and
acknowledged the foregoing instrument and acknow-
ledge that they executed the same as their voluntary

(Grantor)

Beth Flander
Beth FLANDER Notary Public

(Grantor)

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