

REC \$ 10.00
AUD \$ 5.00

REAL ESTATE TRANSFER
TAX PAID 30
STAMP #
\$ 5.00
RECORDED
DATE 5-21-93 COUNTY Madison

FILED NO. 2951
BOOK 131 PAGE 581
93 MAY 21 PM 12:20
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPLETED ✓
RECORDED ✓
COMPARED ✓

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE DOLLAR-----(\$1.00)
Dollar(s) and other valuable consideration, _____
Susan McIlheran (formerly known as Susan Breakenridge) and Michael McIlheran,
Wife and husband,
do hereby Convey to Ralph Breakenridge
_____ the following described real estate in Madison County, Iowa:

An undivided three-nineteenths (3/19) interest in the South Half (S½) of the Northwest Quarter (NW¼) of Section Four (4) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except a tract of land described as: Commencing at the West Quarter Corner of Section Four (4) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence North 90° 00' East 1205.8 feet, thence North 00° 00' 331.5 feet, thence North 87° 08' West 1109.9 feet to the West line of said Section Four (4), thence South 1° 14' West 391.4 feet to the point of beginning

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,
SS: Paul COUNTY,

DATED: May 10, 1993

On this 10 day of May,
19 93, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Susan McIlheran and Michael McIlheran

Susan McIlheran
Susan McIlheran (Grantor)
Michael McIlheran
Michael McIlheran (Grantor)

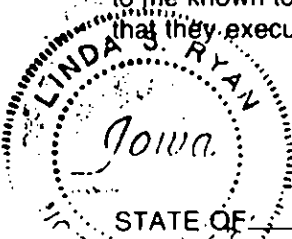
to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

Linda S. Ryan Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)
(Grantor)
(Grantor)

STATE OF Paek COUNTY, ss:
 On this 12th day of May, 19 93, before me, the undersigned, a Notary Public, in and for said State, personally appeared Susan McElheran

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.



Linda Ryan, Notary Public

STATE OF Iowa Polk COUNTY, ss:
 On this 12th day of May, 19 93, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael R. McElheran

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.



F.M. Brunekool, Notary Public