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FILED NO. 1703

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94 JAN -3 AM 11:49

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of None

~~Dollars and other valuable consideration~~ Ivan W. Archer and Linda S. Archer,  
husband and wife,

do hereby Convey to Grand Avenue Baptist Church of Ames, Iowa

the following described real estate in Madison County, Iowa:

See Exhibit A attached hereto.

Subject to liens, easements and restrictions of record, if any.

Exempt transaction - no consideration.

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: December 9, 1993

POLK COUNTY, SS:

On this 9 day of December,  
19 93, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Ivan W. Archer and Linda S. Archer,  
husband and wife

Ivan W. Archer  
Ivan W. Archer (Grantor)

Linda S. Archer  
Linda S. Archer (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.

Craig S. Shannon  
Notary Public



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

(Grantor)

(Grantor)

## EXHIBIT A

A parcel of land located in the Northwest Quarter of Section 16, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of the NW.1/4 of Section 16, T75N, R27W of the 5th P.M., Madison County, Iowa; thence, along the North line of said NW.1/4, North 89°53'36" West 1043.11 feet to the Point of Beginning; thence, continuing along said North line, North 89°53'36" West 257.00 feet; thence South 01°14'26" West 576.03 feet; thence South 89°37'43" East 256.98 feet; thence North 01°14'26" East 577.22 feet to the Point of Beginning. Said parcel of land contains 3.401 acres, including 0.343 acres of county road right of way.