

\$ 32,500.00

FIRST REALTY, LTD.
P. O. BOX 10343
DES MOINES, IA 50306

PROPERTY ADDRESS:
RR # 1
MACKSBURG, IOWA

REAL ESTATE TRANSFER	
TAX PAID 6	
STAMP #	
\$ 51.20	
Michelle Utsler	
RECORDER	
1-5-94	Madison
DATE	COUNTY

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

FILED NO. 1731
BOOK 132 PAGE 385
94 JAN -5 AM 10:39
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That JAMES D. KUDER AND MARY ANN KUDER, husband and wife in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto FRANKLIN D. HENNESSEY the following described real estate, situated in MADISON County, Iowa, to-wit:

A parcel of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-one (31), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast Corner of Section Thirty-one (31), in Township Seveny-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence along the East line of the Southeast Quarter (1/4) of said Section Thirty-one (31), North 00°00'00", 558.26 feet, thence North 89°55'28" West, 234.09 feet, thence South 00°00'00", 558.26 feet to the South line of said Southeast Quarter (1/4), thence along said south line, South 89°55'28" East, 234.09 feet to the point of beginning, said parcel of land contains 3 acres including 0.66 Acres of County Road Right of Way, and a 20 foot wide Well and Water line Easement being 10 feet wide on both sides of the following described centerline: Commencing at the Southeast Corner of Section Thirty-one (31), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence North 89°55'28" West, 234.09 feet, thence North 00°00'00", 435.97 feet to the point of beginning, thence North 59°10'15" West, 615.38 feet to a point 10 feet beyond the Well, CONTINUED from August 27, 1992 at 8:00 A.M.

SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS OF RECORD.

And the grantors do hereby covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances, Whatsoever except as may be above stated; and it covenants 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 described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular³⁸⁵ or plural number, and as masculine or feminine gender, according to the context.

Signed this 22 day of DECEMBER, 1993.

By: James D. Kuder
JAMES D. KUDER
By: Mary Ann Kuder
MARY ANN KUDER

STATE OF IOWA)
)SS.
COUNTY OF MADISON)

On this 27 day of DECEMBER, A.D. 1993, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JAMES D. KUDER AND MARY ANN KUDER, husband and wife known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

EXPIRES AUG. 25, 1998
DENNIS S. LAUER
DENNIS S. LAUER
EXPIRES AUG. 25, 1998

Dennis S. Lauer
Notary Public in and for Said State