

53,584.00

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID 30  
STAMP #  
\$ 85.00  
Michelle Utsler  
RECORDER  
1-17-94 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED   
REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 1880  
BOOK 59 PAGE 41  
94 JAN 17 PM 2:34  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE AND NO/100 (\$1.00) -----  
Dollar(s) and other valuable consideration,  
MARK L. SWITZER and CATHERINE M. SWITZER husband and wife and  
MARSHALL G. HARPOLE and GEORGIA L. HARPOLE husband and wife

do hereby Convey to  
CEDAR VALLEY FORD-MERCURY LTD.

the following described real estate in MADISON County, Iowa:

SEE ATTACHED.

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 acknowledgment 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: January 11, 1994

MADISON COUNTY, ss: \_\_\_\_\_

On this 11th day of January  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
MARK L. SWITZER, CATHERINE M.  
SWITZER, MARSHALL G. HARPOLE and  
GEORGIA L. HARPOLE

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.

Mark L. Switzer  
MARK L. SWITZER (Grantor)

Catherine M. Switzer  
CATHERINE M. SWITZER (Grantor)

Marshall G. Harpole  
MARSHALL G. HARPOLE (Grantor)

Georgia L. Harpole  
GEORGIA L. HARPOLE (Grantor)



Gina M. Hackett  
Notary Public

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

A parcel of land located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of said Section Thirty (30), thence North 0°00' West 307.1 feet along the west line of the Southwest Quarter (1/4) of said Section Thirty (30), thence South 88° 48 1/2' East 85.0 feet to the Point of Beginning, thence North 2° 23 1/2' West 478.8 feet to a point on the present easterly right of way line of Primary Road No. U.S. 169, thence southeasterly 555.9 feet along said present easterly right of way line along a 904.9 foot radius curve, concave northeasterly and having a chord bearing South 27° 57' East 547.2 feet, thence North 88° 48 1/2' West 236.5 feet to the Point of Beginning, said parcel contains 0.94 acres, more or less, FROM ROOT OF TITLE; and Lot Eight (8) of Helen McCall Huntoon Addition, Plat No. 1, to the City of Winterset, Madison County, Iowa,