

REC \$ 6.00
AUD \$ 5.00

REAL ESTATE TRANSFER TAX PAID	
31	
STAMP #	
\$ <u>71.26</u>	
<i>[Signature]</i>	
RECORDER	
DATE	COUNTY

FILED NO. 205
BOOK 131 PAGE 743
93 JUL 23 PM 4:11
MICHELLE INSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of FORTY-FIVE THOUSAND AND NO/100----- (\$45,000.00)
Dollar(s) and other valuable consideration,
A. NEAL DAY and MARILYN M. DAY, Husband and Wife,

do hereby Convey to
PAMELA BROWN and DAVID BROWN; and KENNETH W DUDA

the following described real estate in Madison County, Iowa:

A parcel of land in the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and in the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., more particularly described as follows: Beginning at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), South 90°00'00" East, 744.24 feet; thence South 44°54'33" East, 261.34 feet; thence South 01°48'08" East, 276.65 feet; thence South 86°59'20" West, 941.56 feet to a point on the West line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); thence North 45°52'11" West, 40.99 feet; thence North 04°15'29" East, 384.65 feet; thence North 02°08'00" East, 99.00 feet to the point of beginning. Said parcel of land contains 10.182 Acres including 0.400 Acres of County Road Right of Way.

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: June 4, 1993

MADISON COUNTY,
On this 23 day of June,
199 3, before me, the undersigned, a Notary
Public in and for said State, personally appeared
A. Neal Day and Marilyn M. Day

(Grantor)
A. Neal Day
A. Neal Day (Grantor)
Marilyn M. Day
Marilyn M. Day (Grantor)

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.

R. Dusty Morrison

Notary Public
(This form of acknowledgment is for individual grantor(s) only)
R. DUSTY MORRISON
COMMISSION EXPIRES
APR 10, 1995

DEED RECORD 131 743