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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 21
STAMP #
\$21/60
Michelle Utzler
RECORDER
8-13-93 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 412
BOOK 58 PAGE 512
93 AUG 13 AM 9:49

REC \$ 6.00
AUD \$ 5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar (\$1) and other valuable consideration ~~One Dollar (\$1) and other valuable consideration~~ Maurice Thrailkill and Erma Thrailkill, husband and wife, do hereby convey two (2) equal undivided one-half (1/2) interests as tenants in common, the first one-half (1/2) interest to Stephen P. Rowe and Frances E. Rowe, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, and the second one-half (1/2) interest to Gary D. Fisher and Waltha Jane Fisher, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, together constituting the whole title to

the following described real estate in Madison County, Iowa:

A parcel of land in the Northwest Quarter of the Northwest quarter of Section 15 Township 74 North, Range 29 West of the 5th Principal Meridian, City of Macksburg, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the NW 1/4 of the NW 1/4 of Section 15, T74N, R29W of the 5th P. M., Madison County, Iowa; thence along the West line of the NW 1/4 of said Section 15, North 00° 00' 00", 198.62 feet to the point of beginning. Thence continuing North 00° 00' 00", 198.62 feet; thence North 89° 57' 18" East, 208.00 feet; thence thence South 00° 00' 00", 198.62 feet; thence South 89° 57' 18" West, 208.00 feet to the point of beginning. Said parcel of land contains 0.948 Acres including 0.150 Acres of Public Road Right of Way, and

a permanent access easement for the purposes of ingress and egress over the following described real property:

A parcel of land in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., City of Macksburg, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence along the West line of the Northwest Quarter (1/4) of said Section Fifteen (15), North 00° 00' 00", 168.62 feet to the point of beginning; thence continuing North 00° 00' 00", 30.00 feet; thence North 89° 57' 18" East, 100.00 feet; thence South 00° 00' 00", 30.00 feet; thence South 89° 57' 18" West, 100.00 feet to the point of beginning, said parcel of land contains 0.069 Acres including 0.023 Acres of public 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 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:
MADISON COUNTY,

DATED: August 12, 1993

On this August day of August,
19 93, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Maurice Thrailkill and Erma Thrailkill

Maurice Thrailkill
Maurice Thrailkill (Grantor)

Erma Thrailkill
Erma Thrailkill (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.

(Grantor)



Robert W. Howell
Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)