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WARRANTY DEED - JOINT TENANCY WARRANTY DEED - JOINT TENANCY For the consideration of ONE AND NO/100———————————————————————————————————				
WARRANTY DEED - JOINT TENANCY For the consideration of ONE AND NO/100— FOWARD A. POWELL and EDNA LORRATNE POWELL, Husband and Wife, EDMARD A. POWELL and EDNA LORRATNE POWELL A Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described certate in County, lows: See description of real estate on Exhibit "A" attached hereto. This is a deed between husband and wife without actual consideration, and therefore, no groundwater statement or declaration of value is required. Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real state is free and Clear of all Liens and Encumbrances except as may be above stated, and material coverant to Warrant and Defend the cell estate gainst the lawful claims of all persons except as ye be above stated. Such of the undersigned hereby relinquishes all rights of dower, homestead and stitutions there in and to the real estate. Works and phrases herein, including acknowledgment hereof, shall be construed as in the singular or unrate number and as masculing or fermining upder, according to the context. VATE OF LOWA MADISON COUNTS MADISON			• • • • •	_
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Exhibit "A" - Description of Real Estate

Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW4 SW4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., thence South to the Southwest corner of said forty-acre tract; thence East to the Southeast corner thereof; thence North 40 rods; thence Northwesterly in a straight line to the place of beginning; AND

The Southeast Quarter (SE%) of the Northeast Quarter (NE%), except all that part thereof which lies West of the present channel of Middle River; also all that part of the Northeast Quarter (NE4) of the Northeast Quarter (NE4) and of the Southwest Quarter (SW4) of the Northeast Quarter (NE4) lying East of Middle River; also all that part of the Northwest Quarter (NW4) of the Northeast Quarter (NE%) lying South and East of the main channel of Middle River; all in Section Four (4); and a tract of land commencing at a point on the North line of the South Half (S4) of Section Four (4) which is 1156.4 feet West of the Northeast corner thereof, running thence East on said North line to said Northeast corner, thence South on the East line of said Section 1037 feet to a point where it intersects the center line of the public highway running in a Northwesterly and Southeasterly direction across said tract, thence in a Northwesterly direction 1569 feet, following the center of said highway, to the point of beginning; in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as follows: Commencing at the East Quarter Corner of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence, along the East line of said Section, South 01°14'36" West 635.00 feet to the Point of Beginning; thence, continuing along said East line, South 01°14'36" West 392.25 feet to the Northerly line of a county road; thence, along said Northerly line, North 45°03'29" West 158.26 feet; thence North 39°45'45" West 238.38 feet to the beginning of a nontangent curve concave Northeasterly; thence, Northwesterly 221.73 feet along said curve; Thaving a radius of 517.96 feet, a central angle of 24°31'40" and a chord bearing North 32°47'39" West 220.04 feet; thence North 20°31'49" West 49.46 feet; thence, departing said Northerly Line of the county road, North 69°28'11" East 223.72 feet; thence South 54°00'00" East 78.48 feet; thence South 49°34'18" East 129.35 feet; thence South 24°43'41" East 90.96 feet to the Point of Beginning; said tract of land contains 3.000 Acres; AND EXCEPT that portion of said real estate conveyed to Madison County, Iowa, by Warranty Deed recorded in Book 123, Page 264, and by Warranty Deed recorded in Book 124, Page 331 of the Madison County Recorder's office.

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