

FILED NO. 2390

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94 MAR 14 AM 11:29

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPALED

REC \$ 5.00
AUD \$ 12.00
R.M.F. \$ 1.00

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of one (1) Dollar(s) and other valuable consideration, Mary K. Patience, widowed and unremarried

do hereby Convey to Mary K. Patience, Trustee of the Mary K. Patience Trust under agreement dated March 8, 1993

the following described real estate in Madison County, Iowa:

An undivided one-half interest in the following described real estate:

South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$); North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$); and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), all in Section Thirteen (13), Township Seventy-seven (77) North of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa and

A tract of land in the Southeast Quarter of the Northwest Fractional Quarter of Section 19, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, including buildings more particularly described as follows:

Beginning at the Southeast corner of the Northwest Fractional Quarter of Section 19, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence S90°00'00" West 1,246.69 feet along the South line of said Northwest Fractional Quarter; thence North 00°54'27" West 500.06 feet; thence North 89°59'58" East 1,256.65 feet to the East line of said Northwest Fractional Quarter; thence along said East line South 00°14'01" West 500.01 feet to the point of beginning. Said tract of land contains 14.367 acres including buildings and including 0.945 acres of county road right of way

Exemption No. 428A.2(3) - Iowa Code

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: 1-28-94

Madison COUNTY, ss:

On this 25th day of January, 199 3, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary K. Patience

Mary K. Patience (Grantor)

(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.

(Grantor)

Joyce E. Binns

(Grantor)

JOYCE E. BINNS Notary Public
MY COMMISSION EXPIRES 1-10-96
(This is not an acknowledgment for individual grantor(s) only)