

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 <u>35</u> STAMP #
\$ <u>666.40</u>
<u>Michelle Utiles</u> RECORDER
<u>4-21-94</u> <u>Madison</u> DATE COUNTY

REC \$ 5.00  
AUD \$ 5.22  
R.M.F. \$ 1.00

FILED NO. 2873

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COMPUTER   
RECORDED   
COMPARED

MICHELLE UTILES  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of FORTY-ONE THOUSAND SEVEN HUNDRED-----(\$41,700)---  
Dollar(s) and other valuable consideration,

Michael Louis Heldenbrand, aka Michael Louis Heldebrand, and Tesa  
E. Heldenbrand, aka Tesa E. Heldebrand, Husband and Wife,

do hereby Convey to

William McGrath

the following described real estate in Madison County, Iowa:

A tract of land located in the North three-fourths (N 3/4) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-two (22) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and described as follows: Commencing at the Southwest corner of said North three-fourths (N 3/4) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), thence North 325.1 feet along the West line of said Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), thence North 71°56' East 137.5 feet along a County Road, thence North 15°38' West 122.0 feet; thence North 52°02' East 139.3 feet, thence North 86°10' East 240.9 feet, thence South 8°53' East 49.9 feet, thence North 58°31' East 247.3 feet along said County Road, thence South 14°3' East 302.6 feet, thence South 16°14' West 133.2 feet, thence South 8°22' East 245 feet, thence South 89°46' West 738.5 feet along the South line of said North three-fourths (N 3/4) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) to the point of beginning, containing 8.9468 acres, including 0.8363 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

Madison COUNTY,  
on this 21 day of April,  
1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Louis Heldenbrand and Tesa E. Heldenbrand

Dated: April 19, 1994

Michael Louis Heldenbrand  
Michael Louis Heldenbrand (Grantor)

Tesa E. Heldenbrand  
Tesa E. Heldenbrand (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.

Lewis H. Jordan  
Notary Public

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