

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 31
STAMP #
\$ 2²⁰
RECORDED
4-25-94
DATE COUNTY

FILED NO. 2924
BOOK 132 PAGE 734
94 APR 25 PM 2:53
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of ---Five Thousand Dollar(s) and other valuable consideration, DOYLE R. MAPES and CHRISTINE A. MAPES, husband and wife,

do hereby Convey to SALLY A. WAECHTER

the following described real estate in Madison County, Iowa:

That part of the Southeast Quarter of Section 19, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the northwest corner of the Southeast Quarter of said Section 19; thence on an assumed bearing of South 89 degrees 15 minutes 55 seconds East along the north line of said Southeast Quarter 353.02 feet; thence South 00 degrees 44 minutes 05 seconds West 33.00 feet to the south right of way line of a Madison County Highway; thence South 28 degrees 59 minutes 55 seconds West 262.83 feet; thence South 15 degrees 07 minutes 57 seconds West 339.24 feet; thence South 00 degrees 38 minutes 20 seconds West 258.15 feet; thence North 89 degrees 21 minutes 40 seconds West 143.22 feet to the west line of said Southeast Quarter; thence North 00 degrees 38 minutes 20 seconds East along said west line 851.47 feet to the northwest corner of said Southeast Quarter and the point of beginning.

Said tract contains 4.06 acres and is subject to a Madison County Highway Easement over the northerly 0.27 acres thereof.

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, ss: MADISON COUNTY, On this 23rd day of April 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Doyle R. Mapes and Christine A. Mapes

Dated: April 23, 1994

Doyle R. Mapes (Grantor)

Christine A. Mapes (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)

Kenneth M. Flaherty Notary Public (Grantor)

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

