

COMPUTER ✓
RECORDED ✓
COMPARED ✓

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

REAL ESTATE TRANSFER
TAX PAID 49
STAMP #
\$ 39.20
[Signature]
RECORDER
4-27-94 [Signature]
DATE COUNTY

FILED NO. 2973

BOOK 132 PAGE 743

94 APR 27 PM 4: 14

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Twenty-five Thousand and no/100- - - - - (\$25,000) - -
Dollar(s) and other valuable consideration, Virgil D. Coffin, an unmarried person

do hereby Convey to Shirley J. Ham

the following described real estate in Madison County, Iowa:

A tract of land located in the Northeast Quarter (¼) of the Southeast Quarter (¼) and in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter (¼) Corner of Section Sixteen (16), in 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 Sixteen (16), South 00° 05' 48" East 230.17 feet, thence South 90° 00' 00" West 465.76 feet, thence North 00° 00' 00" 280.71 feet, thence North 90° 00' 00" East 465.37 feet to the East line of said Section Sixteen (16), thence along said East line, South 00° 00' 00" 50.54 feet to the Point of Beginning, said tract of land contains 3.000 acres, including 0.213 acres of county road right of way.

Grantors further convey to Grantee an easement to install, maintain and repair a drainline from a septic tank, located or to be located on the above described real property, across a portion of the following described real property:

Southeast Quarter (¼) of the Northeast Quarter (¼) and Northwest Quarter (¼) of the Southeast Quarter (¼) and the Northeast Quarter (¼) of the Southeast Quarter (¼) all in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This easement is perpetual and runs with the land.

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,

Dated: April 27, 1994

On this 27th day of April, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Virgil D. Coffin

[Signature]
Virgil D. Coffin (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)

(Grantor)

[Signature]
Stephen Walters Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

These type or print names under signatures as per Sec 235.2 Code of Iowa