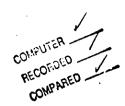
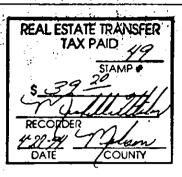
IOWA STATE BAR ASSOCIATION Official Form No. 101

## **ÓRIGINAL**

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER



REC \$ 500 AUD \$ 500 RMF. \$ 100



FILED NO. 2973
BOOK 132 PAGE 743

94 APR 27 PH 4: 14

MICHELLE UTSLER RECORDER MADISON COUNTY-IOWA

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## **WARRANTY DEED**

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of <u>Twenty-five Thousand and no/</u> Dollar(s) and other valuable consideration, <u>Virgil D. Coffin.</u> 81	
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 (%) of the Southeast Quarter (%) and in the Southeast Quarter (%) of the Northeast Quarter (%) 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 (%) 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  $(\frac{1}{4})$  of the Northeast Quarter  $(\frac{1}{4})$  and Northwest Quarter  $(\frac{1}{4})$  of the Southeast Quarter  $(\frac{1}{4})$  and the Northeast Quarter  $(\frac{1}{4})$  of the Southeast Quarter  $(\frac{1}{4})$  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.

35.	Daled: April 27 , 1994	—
On this 27k day of April 19,94. before me, the undersigned, a Notary Public in and the said State, personally appeared	Virgil D. Coffin (Gran	ntor) ,
to me known to be the identical persons named in and who	(Gran	itor)
executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.	(Gran	ntor)
G Stephen Wa) + 2 5 Notary Public  (White form of a depressed agreent for localists and green for (s) color)	(Gran	nlor)

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101 WARHANTY DEED
Revised Sentember, 1986