

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

REC \$ 5.00  
AUD \$ 10.00  
R.M.F. \$ 1.00

FILED NO. 3239  
BOOK 133 PAGE 5  
94 MAY 23 PH 3: 55  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)  
Dollars) and other valuable consideration,  
JOHN F. GODBY and JAN B. GODBY, Husband and Wife,

do hereby Convey to  
JAN B. GODBY

the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of Section One (1), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to railroad right-of-way, AND Commencing at the Northeast Corner of the Southeast Quarter (1/4) of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence South 33 feet to the point of beginning, thence South 338.5 feet along the East line of said Section Two (2), thence in a Northwesterly direction along the right-of-way of the Chicago, Rock Island & Pacific Railway 119.4 feet, thence North 310.4 feet, thence East 116 feet to the point of beginning, containing 0.864 acres, more or less, subject to the rights of the public and of Madison County for a roadway over and across the East 33 feet thereof, AND All that part of the West Half (1/2) of the Southeast Quarter (1/4) of Section One (1) which lies North of the right-of-way of the Chicago, Rock Island & Pacific Railroad, in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

The consideration for this deed is less than \$500, and no groundwater hazard statement or declaration of value is therefore required.

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: May 19, 1994

MADISON COUNTY, ss:  
On this 19 day of May,  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
John F. Godby and Jan B. Godby

John F. Godby  
John F. Godby (Grantor)

Jan B. Godby  
Jan B. Godby (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.

Jerrold B. Oliver  
Notary Public

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



DEED RECORD 133