

FILED NO. 3279

BOOK 133 PAGE 17

94 MAY 27 AM 9:42

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

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

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Ninety Thousand and No/100----- (\$90,000)  
Dollar(s) and other valuable consideration,  
Mary Marlene Fettkether, (formerly Mary Marlene Shearer), single,  
and Gary Gene Shearer, single,

do hereby Convey to  
Lloyd Huffer, Jr.,

the following described real estate in Madison County, Iowa:

See attached Exhibit "A"

This Deed is given in full and complete satisfaction of a Real Estate Contract dated 3/27/91 and recorded 4/9/91 at Book 128, Page 618, Madison County, Iowa Recorder's Office.

This Deed is given to correct real estate description set forth in a certain Deed dated 10/21/92 and recorded 4/27/94 at Book 132, Page 740, Madison County, Iowa Recorder's Office.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NOS. 1 & 10 APPLY.

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 26, 1994

MADISON COUNTY, ss:  
On this 36<sup>th</sup> day of MAY,  
199 4, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Mary Marlene Fettkether  
and Gary Gene Shearer

Mary Marlene Fettkether  
Mary Marlene Fettkether (Grantor)

Gary Gene Shearer  
Gary Gene Shearer (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.

D.A. Bolton

Notary Public

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



## EXHIBIT "A"

## DESCRIPTION:

A parcel of land, lying Northwest of the old Railroad Right of Way, in the Northeast Quarter of Section 1, Township 74 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the North Quarter Corner of Section 1, T74N, R27W of the 5th P.M., Madison County, Iowa; thence along the North line of the NE 1/4 of said Section 1, North 90°00'00" East, 1,383.19 feet to the Northwesterly Railroad Right of Way line; thence, along said Right of Way line, Southwesterly 333.02 feet along a 3,869.72 foot radius curve, concave southeasterly, having a central angle of 04°55'51" and a long chord bearing South 44°49'18" West, 332.92 feet; thence South 42°11'22" West, 1,712.85 feet along said Right of Way line to the West line of said NE 1/4 of Section 1; thence along said West line, North 00°12'34" East, 1,501.90 feet to the point of beginning. Said parcel of land contains 23.546 Acres including 2.414 Acres of County Road Right of Way, AND

## DESCRIPTION:

A parcel of land, lying Southeast of the old Railroad Right of Way, in the Northeast Quarter of Section 1, Township 74 North, Range 27 West of the 5th Principal Meridian, and in the Northwest Quarter of Section 6, Township 74 North, Range 26 West of the 5th Principal Meridian, all in Madison County, Iowa, more particularly described as follows:

Beginning at the Center of Section 1, T74N, R27W of the 5th P.M., Madison County, Iowa; thence along the West line of the NE 1/4 of said Section 1, North 00°12'34" East, 974.75 feet; thence along the Southeasterly Railroad Right of Way line, North 42°21'22" East, 1,823.35 feet; thence Northeasterly 434.49 feet along a 3,769.72 foot radius curve, concave Southeasterly, having a central angle of 06°36'14" and a long chord bearing North 45°39'29" East, 434.25 feet; thence along the North line of said NE 1/4, North 90°00'00" East, 1,109.35 feet to the Northeast Corner of said Section 1; thence along the North line of the NW 1/4 of Section 6, T74N, R26W of the 5th P.M., North 87°06'51" East, 1,089.38 feet to the North Quarter Corner of said Section 6; thence along the East line of said NW 1/4, South 00°17'59" East, 1,505.09 feet to the centerline of a County Road; thence along said centerline, South 79°29'34" West, 235.54 feet; thence Westerly 296.70 feet along a 571.20 foot radius curve, concave Northerly, having a central angle of 29°45'42" and a long chord bearing North 85°37'35" West, 293.38 feet; thence departing said centerline, South 40°48'47" West, 89.62 feet; thence South 14°30'54" West, 88.51 feet; thence South 65°35'21" West, 447.80 feet; thence South 89°26'05" West, 81.45 feet to the Westline of said NW 1/4 of Section 6; thence along said Westline, North 00°23'24" East, 158.68 feet to the centerline of Clanton Creek; thence along said centerline of Clanton Creek, South 16°22'30" West, 255.32 feet; thence South 44°11'58" West, 133.91 feet; thence South 55°00'50" West, 164.94 feet; thence South 37°50'12" West, 278.58 feet; thence South 78°39'28" West, 169.52 feet; thence North 85°16'21" West, 280.29 feet; thence South 74°30'23" West, 250.84 feet; thence South 56°19'45" West, 152.25 feet; thence South 50°40'58" West, 190.44 feet to the Southline of the NE 1/4 of Section 1, T74N, R27W of the 5th P.M.; thence along said South line, South 89°33'09" West, 165.53 feet to the centerline of Clanton Creek; thence along said centerline of Clanton Creek, North 33°54'47" West, 177.09 feet; thence North 20°23'59" West, 271.82 feet; thence North 58°33'02" West, 105.74 feet; thence North 02°09'58" West, 181.81 feet; thence North 13°28'28" West, 200.83 feet; thence North 28°36'11" East, 216.73 feet; thence North 18°23'20" East, 211.74 feet; thence North 45°03'42" West, 142.86 feet; thence South 83°29'48" West, 59.12 feet; thence South 70°10'38" West, 80.60 feet; thence South 48°37'57" West, 108.72 feet; thence South 34°50'51" West, 284.05 feet; thence North 87°23'43" West, 41.15 feet; thence South 46°33'27" West, 114.30 feet; thence South 63°38'46" West, 62.67 feet; thence South 17°18'57" West, 82.72 feet; thence South 01°05'58" West, 125.54 feet; thence South 10°32'06" West, 55.77 feet; thence South 34°24'56" West, 85.62 feet; thence South 05°56'28" West, 75.48 feet; thence South 46°39'18" East, 67.17 feet; thence North 88°14'35" East, 158.82 feet; thence North 57°00'39" East, 101.21 feet; thence South 67°46'17" East, 85.74 feet; thence South 35°40'32" East, 98.97 feet; thence South 09°25'50" West, 79.49 feet; thence South 07°20'11" East, 205.03 feet; thence South 05°58'39" West, 68.86 feet; thence South 29°31'55" West, 20.32 feet to the South line of said NE 1/4 of Section 1; thence along said South line, South 89°33'09" West, 548.63 feet to the point of beginning. Said parcel of land contains 148.872 Acres including 3.493 Acres of County Road Right of Way, AND

Three (3) acres lying North of the River in the Northwest Corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 1, Township 74 North, Range 27 West of the 5th P.M.