

FILE NO. **1314**
RECORDING FEE \$ 10.00
R.M.F. \$ 1.00
TRANSFER FEE \$ 5.00

FILED FOR RECORD THE 10 DAY OF
November, 1994 AT 10:45
O'CLOCK A.M. BOOK 59 PAGE 714

Madison
STATE OF IOWA, _____ COUNTY:
Michelle Utzler
RECORDER
BY Betty M. Nills DEPUTY

COMPUTER
RECORDED
COMPARED

WARRANTY DEED

FOR VALUE RECEIVED, Stephen Thomas Dolan and Patricia Ann Dolan, husband and wife, do hereby CONVEY unto Shawn Michael Eades and Isabella Davidson Eades, husband and wife, as joint tenants with full right of ownership in the survivor and not as tenants in common, the following real estate:

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

The following described real estate, to-wit: Commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and running thence North 177 feet, thence West 257 feet, thence North 219 feet, thence West 225 feet, thence South 298 feet, thence West to a point 66 feet West of the West line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4), thence South 100 feet, more or less, to a point 66 feet West of the Southwest corner of said Northeast Quarter (1/4) of the Northeast Quarter (1/4), thence East along the South line of the North Half (1/2) of the Northeast Quarter (1/4) of said Section Sixteen (16) to the place of beginning EXCEPT a part of the North Half (1/2) of the Northeast Quarter (1/4) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-nine (29), West of the 5th P.M., described as follows: Commencing at a point 482 feet West of the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), and running thence North 100 feet, thence West to a point 66 feet West of the West line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4), thence South 100 feet to a point 66 feet West of the Southwest corner of said Northeast Quarter (1/4) of the Northeast Quarter (1/4), thence East along the South line of the North Half (1/2) of the Northeast Quarter (1/4) of said Section Sixteen (16) to the place of beginning, all West of the 5th P.M., Madison County, Iowa.

Transfer Tax
\$18.40

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, we have subscribed our names on this 28th day of October, 1994.

Stephen Thomas Dolan
Stephen Thomas Dolan

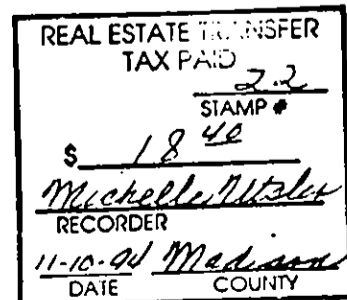
Patricia A. Dolan
Patricia Ann Dolan

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, CLARKE COUNTY, SS:

On this 28th day of October, 1994, before me, a Notary Public in and for said County and State, personally appeared Stephen Thomas Dolan and ~~Patricia Ann Dolan, his wife~~ Patricia Ann Dolan, his wife, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.

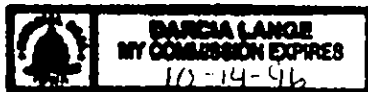
Sharon Patterson
Notary Public in and for the
State of Iowa



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

STATE OF IOWA, CLARKE COUNTY, ss:

On this 4th day of November, A.D. 19 94, before me,
the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patricia Ann Dolan,
to me known to be the person named in and who executed the foregoing instrument, and acknowledged that ~~(he)~~ (she)
executed the same as ~~(his)~~ (her) voluntary act and deed.



Darcia Lange

_____, Notary Public in and for said State.



IOWA STATE BAR ASSOCIATION
Official Form No. 173 (Trade-Mark Registered, State of Iowa, 1967)
This Printing May, 1967

(Section 558.39, Code of Iowa)

Acknowledgement: For use in case of natural persons acting in their own right