

REAL ESTATE TRANSFER  
TAX PAID 26  
STAMP # 20  
\$ 127.20  
RECORDED 11-15-94  
DATE Madison  
COUNTY

REC \$ 15.00  
AUD \$ 10.00  
R.M.F. \$ 1.00

FILED NO. 1352

BOOK 133 PAGE 586

94 NOV 15 PM 3: 59

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Eighty Thousand and no/100- - - - - (\$80,000)  
Dollar(s) and other valuable consideration,  
Kenneth Lane Francis, an unmarried person,

do hereby Convey to  
Steven D. Agan

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Eight (8) and a tract described as follows:  
Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), and running thence South 80 rods, thence East 80 rods, thence in a Northwesterly direction on a straight line to place of beginning; all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT commencing at the Southwest Corner of the East Half (1/2) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North along the West line of said 80 acre tract for a distance of approximately 78 rods to the point where the West line of said 80-acre tract crosses the main channel of Clanton Creek, thence South and East along the center of the channel of Clanton Creek to the point where the center of the channel of Clanton Creek crosses a line drawn from the Northwest corner to the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., thence Southeast along said line to the Southeast corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence West along the South line of said Sections Nine (9) and Eight (8) to the point of beginning, containing in all approximately 17 acres, subject to easements of record.

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: November 15, 1994

MADISON COUNTY, ss:  
On this 15th day of November,  
19 94, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Kenneth Lane Francis

Kenneth Lane Francis  
Kenneth Lane Francis (Grantor)

(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)

George I. Bown  
Notary Public

(Grantor)

(This form is to be used only by Notary Publics)  
**GEORGE I. BOWN**  
NOTARY PUBLIC  
10-21-94