

138,000

FIRST REALTY, LTD.
P. O. BOX 10343
DES MOINES, IA 50306

PROPERTY ADDRESS:
RT. 1 BOX 24
EARLHAM, IOWA 50072

REAL ESTATE TRANSFER	
TAX PAID <u>38</u>	
STAMP #	
\$ <u>220⁰⁰</u>	
<u>Michelle Utell</u>	
RECORDER	
<u>11-28-94</u>	<u>Madison</u>
DATE	COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

FILED NO. 1437
BOOK 133 PAGE 612
94 NOV 28 PM 12: 51
MICHELLE UTELL
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That PAUL C. MUTCHLER AND BETH L. MUTCHLER, husband and wife, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto CRAIG S. BLACK AND ANN E. BLACK, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in MADISON County, Iowa, to-wit:

A TRACT OF LAND DESCRIBED AS COMMENCING AT THE EAST QUARTER (1/4) CORNER OF SECTION FOUR (4), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION FOUR (4) 933.7 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°02' EAST 450.4 FEET; THENCE WEST 773.7 FEET; THENCE SOUTH 00°02' WEST 450.4 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE EAST 773.7 FEET TO THE POINT OF BEGINNING, CONTAINING 7.9999 ACRES INCLUDING 0.7104 ACRES COUNTY ROAD RIGHT OF WAY

SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS OF RECORD.

And the grantors do hereby covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances, Whatsoever except as may be above stated; and it covenants 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 described premises.

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.

Signed this 18 day of NOVEMBER, 1994.

By: Paul C. Mutchler
PAUL C. MUTCHLER

By: Beth L. Mutchler
BETH L. MUTCHLER

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 18 day of NOVEMBER, A.D. 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared PAUL C. MUTCHLER AND BETH L. MUTCHLER, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Don Johnson
Notary Public in and for Said State