

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 00177

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

REC \$ 500
AUD \$ 500
R.M.F. \$ 100

FILED NO. 1502

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94 DEC -6 AM 10:45

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of one
Dollar(s) and other valuable consideration,
Richard Corliss Lyons and Beverly A. Lyons, husband and wife,

do hereby Convey to
Richard Corliss Lyons and Beverly A. Lyons, husband and wife, as
joint tenants with full rights of survivorship and not as tenants in
common
the following described real estate in Madison County, Iowa:

A parcel of land described as beginning at the West Quarter Corner of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 85°38'02" East 209.01 feet along the North line of the Southwest Quarter (¼) of said Section Sixteen (16); thence South 1°33'02" West 195.97 feet; thence South 47°18'41" East 361.06 feet; thence South 37°33'47" East 338.01 feet; thence South 62°59'58" East 195.61 feet; thence South 13°37'35" East 499.03 feet; thence South 42°36'38" East 514.64 feet; thence South 2°46'57" East 54.92 feet; thence South 54°31'27" West 483.81 feet; thence North 29°16'28" West 731.80 feet; thence North 83°15'17" West 402.34 feet; thence North 0°08'02" East 269.43 feet; thence North 77°56'53" West 170.50 feet to the West line of the Southwest Quarter (¼) of said Section Sixteen (16); thence N0°00'00" 990.25 feet to the point of beginning containing 24.3399 acres including 0.1454 acres of county road right-of-way

Exemption No. 11: Deed between husband and wife without actual consideration.

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: 1994

POLK COUNTY, SS:
On this 30th day of November,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Richard Corliss Lyons and
Beverly A. Lyons, husband and
wife

Richard Corliss Lyons
Richard Corliss Lyons (Grantor)

Beverly A. Lyons
Beverly A. Lyons (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)

Shirley L. Harrington
11/11/94
Notary Public

(Grantor)

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