

REAL ESTATE TRANSFER  
TAX PAID 12  
STAMP # 30  
\$127  
Michelle Utzler  
RECORDER  
12-12-94 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 1556

BOOK 133 PAGE 631

94 DEC 12 PM 2:52

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

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of EIGHTY THOUSAND----- (\$80,000.00)  
Dollar(s) and other valuable consideration, Darrell Luke and Barbara Luke, Husband and Wife,

do hereby Convey to Michael L. Watson and Jane Marie Eckles-Watson, As Joint Tenants  
With Full Rights of Survivorship and Not as Tenants in Common,

the following described real estate in Madison County, Iowa:

The North 36 acres of the Fractional West Half (Fr.W $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and the South 15.84 acres of the East Half (E $\frac{1}{2}$ ) of the West Fractional Half (W Fr. $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and all of that part of the West Half (W $\frac{1}{2}$ ) of the West Fractional Half (W Fr. $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) which lies south of Clanton Creek containing 15 acres more or less and the East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) all in Section Six (6), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except that portion of said real estate which lies South of the only county road passing through said real estate, and the East Half (E $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section One (1), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; and also Commencing 810 feet East of the Northwest corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section One (1), Township Seventy-four (74) North, Range Twenty-nine (29), thence East 510 feet to the Northeast corner thereof, thence South 534 feet, thence North 58° West, 320 feet, thence North, 6° West, 160 feet, thence North 78° West, 230 feet, thence North 140 feet to the point of beginning, containing 3 acres, more or less; said real estate being conveyed consisting of approximately 200 acres more or less.

This deed is in fulfillment of a real estate contract filed for record in the Office of Recorder of Madison County, Iowa on the 13th day of July 1987 in Book 123 of Deeds on Page 387

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 ss:  
MADISON COUNTY,

Dated: July 10, 1987

On this 10th day of July  
1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Darrell Luke and Barbara Luke

x Darrell Luke  
Darrell Luke (Grantor)

x Barbara Luke  
Barbara Luke (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.

R.R. #1, Winterset, IA 50273  
X ~~XXXXXX~~ X

Salud F. Corke  
Salud F. Corke Notary Public  
(This form of acknowledgment for individual grantor(s) only)

X ~~XXXXXX~~ X