

REAL ESTATE TRANSFER
TAX PAID
23
STAMP #
\$ 29.60
Michelle Utzler
RECORDER
12-16-94 Madison
DATE COUNTY

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

FILED NO. 1603
BOOK 133 PAGE 671
94 DEC 16 PM 1:19
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---Nineteen Thousand
Dollar(s) and other valuable consideration,
TIM P. SCHULTZ, a single person,

do hereby Convey to
KENNETH P. WILDER

the following described real estate in Madison County, Iowa:

For Legal Description, see Exhibit "A" attached hereto and by this reference
incorporated herein.

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: December 16, 1994

MADISON COUNTY, ss:

On this 16 day of December,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Tim P. Schultz

[Signature]
(Tim P. Schultz) (Grantor)

(Grantor)

(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.

[Signature]
(Dean R. Nelson)
Notary Public

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

That part of a parcel decribed as: the North Ten (10) Acres of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to an easement Thirty (30) feet in width off from the entire West side thereof, more particularly described as follows: That part of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follow: Beginning at the Northeast corner of the Southeast Quarter (¼) of said Section Four (4); thence on an assumed bearing of South 89°53'26" West along the North line of said Southeast Quarter (¼) 398.71 feet; thence South 00°26'26" West 327.70 feet; thence North 89°53'56" East 398.71 feet; thence North 00°26'26" East 327.76 feet to the Northeast corner of said Southeast Quarter (¼) and the point of beginning, said tract contains 3.00 Acres more or less and is subject to a Madison County Highway easement over the Northerly 0.37 Acres thereof and is subject to any encumbrances of record,