

COMPUTER ☒  
RECORDED ☒  
COMPARED ☒REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00FILED NO. 480  
BOOK 133 PAGE 296  
94 AUG 16 PM 2:48MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWASPACE ABOVE THIS LINE  
FOR RECORDER

## WARRANTY DEED

For the consideration of -one-  
Dollar(s) and other valuable consideration,  
Lloyd Huffer, Jr., singledo hereby Convey to  
Kathy L. Putneythe following described real estate in Madison County, Iowa:

A parcel of land, lying Northwest of the old Railroad Right of Way in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa, more particularly described as follows: In a plat of a certain survey filed August 24, 1992 in Book 2 at Page 333 in the Madison County Recorder's office set forth as follows: Beginning at the North Quarter Corner of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the North line of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section One (1), North 90°00'00" East, 1,383.19 feet to the Northwesternly Railroad Right of Way line; thence along said Right of Way line, Southwesterly 333.02 feet along a 3,869.72 foot radius curve, concave southeasterly, having a central angle of 04°55'51" and a long chord bearing South 44°49'18" West 332.92 feet; thence South 42°21'22" West 1,712.85 feet along said Right of Way line to the West line of said Northeast Quarter (NE $\frac{1}{4}$ ) of Section One (1); thence along said West line, North 00°12'34" East, 1,501.90 feet to the point of beginning. Said parcel of land contains 23.546 Acres including 2.414 Acres of County Road Right of Way.

Subject to easements of record.

Consideration under \$500.00 and is exempt from taxation.

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,  
WARREN COUNTY,  
On this 11 day of August,  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Lloyd Huffer, Jr.

Dated: AUGUST 11, 1994  
Lloyd Huffer, Jr. (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.

STEPHEN A. HALL  
Notary Public  
(Use form of acknowledgment for individual grantor(s) only)