

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters
Winterset, Iowa

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

COMPUTER ✓
RECORDED ✓
COMPARED ✓

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

REAL ESTATE TRANSFER
TAX PAID 46
STAMP #
\$ 71.20
RECORDER
P-257
DATE COUNTY

FILED NO. 581
BOOK 133 PAGE 316
94 AUG 25 AM 11:24
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of FORTY-FIVE THOUSAND AND NO/100-----(\$45,000.00)
Dollar(s) and other valuable consideration,
A. JOHN MARTIN and BECKY L. MARTIN, Husband and Wife,

do hereby Convey to
JOHN C. ENGLAND

the following described real estate in Madison County, Iowa:

A parcel of land in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), North 84°30'00" East, 331.91 feet, to the point of beginning. Thence continuing along said North line, North 84°30'00" East, 447.77 feet; thence South 01°45'14" East, 143.35 feet; thence South 51°52'23" West, 552.93 feet; thence North 01°57'48" West, 442.00 feet to the point of beginning. Said parcel of land contains 3.000 Acres.

This deed is given in satisfaction of a Real Estate Contract recorded in Book 128, Page 723 of the Madison County Recorder's Office.

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.

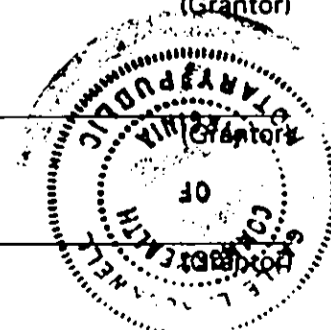
STATE OF VIRGINIA
Alexandria City, ss:
Alexandria COUNTY.
On this 15th day of July,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
A. John Martin and
Becky L. Martin

Dated: 7-15-94
A. John Martin (Grantor)
Becky L. Martin (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.

Gayle A. Rowland
My commission expires 11/30/97
Notary Public

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



STATE OF Virginia , Alexandria City
COUNTY, ss:
On this 15th day of July , 199 4 before me, the undersigned, a
Notary Public in and for said State, personally appeared
A. John Martin

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.

A. John Martin
Walter G. Rahweel
My commission expires 11/30/97 Notary Public

STATE OF Virginia , Alexandria City
COUNTY, ss:
On this 15th day of July , 199 4 before me, the undersigned, a
Notary Public in and for said State, personally appeared
BECKY L. MARTIN

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.

Becky L. Martin
Walter G. Rahweel
My commission expires 11/30/97 Notary Public

J. O. H.