

COMPUTER   
RECORDED   
COMPARED

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

REAL ESTATE TRANSFER
TAX PAID <u>53</u>
STAMP #
\$ <u>23,200</u>
<u>[Signature]</u>
RECORDER
DATE <u>8-30-94</u> COUNTY <u>Madison</u>

FILED NO. 633

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94 AUG 30 PM 4: 15

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Fifteen Thousand and no/100 (\$15,000.00) - - - - -  
Dollar(s) and other valuable consideration, Geraldine Crist, single

do hereby Convey to Bill Harper and Dorothy Harper, 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:

That part of the Northeast Quarter (¼) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, bounded as follows: On the Southwest by the Southerly extension of the center line of Florence Street; On the Northwest by a line parallel with and distant 150 feet Northwestery, measured at right angles and radially, from the center line of the main tract (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section Eleven (11); On the Northeast by the Southerly line of County Road No. 307; And on the Southeast by a line parallel with and distant 50 feet Southeastery, measured at right angles and radially, from the center line of the main tract (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said main track was located prior to its removal.

Also: That part of the Northeast Quarter (¼) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the Fifth Principal Meridian bounded as follows: On the West by the Southerly extension of the center line of Florence Street; On the Northwest by the Southeastery line of the above described parcel of land; And on the Southeast by a line parallel with and distant 8.5 feet Southeastery, measured at right angles and radially, from the center line of the most Southeastery side track (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said side track was located prior to its removal.

AND,

Out Lot Eight (8) in the Northeast Quarter of the Northeast Quarter (¼) of Section Eleven (11) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M. excepting therefrom the following tract, to-wit: Commencing at a point Fifty (50) feet East and Fifteen (15) feet South of the Southeast corner of Block One (1) of the Original Town Plat of East Peru, Iowa, and running thence North thirty-three and one-half (33½) feet, thence East Forty (40) feet, thence South to the right-of-way of the Chicago Great Western Railway, thence Southwest along said right-of-way to the place of beginning and except that part of Out Lot Eight (8) lying North of the center line of the creek which is the North boundary of this property, all in the Town of East Peru, Madison County, Iowa

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 MISSOURI ss:  
ST. LOUIS COUNTY,

Dated: July 27, 1994

On this 27th day of July  
1994, before me the undersigned, a Notary Public in and for said State, personally appeared  
Geraldine Crist

[Signature]  
Geraldine Crist (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)

(Grantor)

(Grantor)

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

