

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

DEED RECORD 133

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

REC \$ 500  
AUD \$ 500  
R.M.F. \$ 100

FILED NO. 716

BOOK 133 PAGE 362

94 SEP -8 AM 9: 51

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
John M. Mullane, a married person,

do hereby Convey to  
Steven Mullane, a single person,

the following described real estate in Madison County, Iowa:  
A parcel of land located in the Northwest Quarter (1/4) of the  
Northeast Quarter (1/4) and in the Southwest Quarter (1/4) of the  
Northeast Quarter (1/4) of Section Sixteen (16), in Township  
Seventy-seven (77) North, Range Twenty-six (26) West of the 5th  
P.M., Madison County, Iowa, more particularly described as follows:  
Beginning at the Northwest Corner of the Southwest Quarter (1/4) of  
the Northeast Quarter (1/4) of Section Sixteen (16), in Township  
Seventy-seven (77) North, Range Twenty-six (26) West of the 5th  
P.M., Madison County, Iowa, thence along the west line of the  
Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said  
Section Sixteen (16), North 00 00'00" 330.96 feet, thence North 84  
12'58" East 1325.01 feet to the east line of said Northwest Quarter  
(1/4) of the Northeast Quarter (1/4), thence along said east line,  
south 00 03'00" West 991.36 feet, thence south 84 08'47" west  
1324.31 feet to the west line of said Southwest Quarter (1/4) of  
the Northeast Quarter (1/4), thence along said west line, north 00  
00'00" 661.93 feet to the point of beginning, said parcel of land  
contains 30.014 acres, including 0.752 acres of county road right  
of way.

Subject to all building restrictions and easements of record.

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: September 1, 1994.

POLK COUNTY, ss:  
On this 1st day of September,  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
John M. Mullane and Geraldine P.  
Mullane, husband and wife,

John M. Mullane  
John M. Mullane (Grantor)

Geraldine P. Mullane  
Geraldine P. Mullane (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]  
Notary Public

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

