

FILED NO. 814
BOOK 133 PAGE 390
94 SEP 20 AM 9:25
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER RECORDED
COMPARED

REC \$ 15.00
AUD \$ 15.00
R.M.F. \$ 4.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE ----- (\$1.00)
Dollar(s) and other valuable consideration,

Mark W. Jones, Single

do hereby Convey to

Jeff E. Mullins and Heidi A. Proffitt,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT 1 acre in a square form in the Northeast corner and a right-of-way 20 feet in width along the East side of said real estate, AND EXCEPT Parcel "A" located in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) 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 Sixteen (16), South 90°00'00" West 565.05 feet to the Point of Beginning; thence South 00°04'48" West 582.76 feet; thence South 90°00'00" West 747.48 feet to the West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence North 00°04'48" East 582.76 feet to the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence along the North line of said Northeast Quarter (NE $\frac{1}{4}$), North 90°00'00" East 747.48 feet to the Point of Beginning. Said Parcel "A" contains 10.000 acres, including 1.287 acres of county road right-of-way.

Consideration for this Deed is less than \$500 and therefore no Declaration of Value and Groundwater Statement is required.

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 16, 1994

ss: MADISON COUNTY,
On this 16 day of September,
1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark W. Jones

Mark W. Jones
Mark W. Jones (Grantor)

to be 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)

Petrick F. Corkrean
Petrick F. Corkrean
Notary Public

(Grantor)

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