

REAL ESTATE TRANSFER
TAX PAID 12
STAMP # 20
143
Michelle Utzler
RECORDER
10-7-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 989

BOOK 133 PAGE 448

94 OCT -7 PH 3: 52

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

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, Allen W. Brush and Janel J.
Brush, husband and wife,

do hereby Convey to DONALD R. MASON AND PEGGY J. MASON, HUSBAND AND WIFE

the following described real estate in Madison County, Iowa:

Parcel "A" being located in South 497 feet of the East 263 feet of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section thirty-one (31), thence North 00°01'45" West 37.70 feet to the Point of Beginning in the North line of the Public Highway right-of-way; thence, along said right-of-way, South 89°03'10" West 150.96 feet; thence North 00°39'09" West 15.00 feet; thence South 89°34'08" West 111.90 feet; thence, departing said right-of-way, North 00°01'45" West 447.65 feet, thence North 90°00'00" East 263.00 feet; thence South 00°01'45" East 459.30 feet to the Point of Beginning, containing 2.747 acres, AND

Parcel "B" being located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of Section Thirty-one (31); thence along the West line of the Southwest Quarter (1/4) of said Section, North 00°28'04" West 232.69 feet; thence South 89°57'57" East, 1124.04 feet; thence South 00°01'45" East 182.64 feet to the North right-of-way of the Public Highway; thence, along said right-of-way, North 89°46'38" West 218.14 feet; thence North 89°20'43" West 755.93 feet; thence South 00°28'04" East 58.85 feet to the South line of said Southwest Quarter (1/4); thence South 90°00'00" West 148.70 feet to the Point of Beginning, containing 4.795 acres, including 0.638 acres of county road right-of-way,

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 acknowledgement 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 27, 1994

ss: GREENE COUNTY,

On this 27th day of September,
19 94, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Allen W. Brush and
Janel J. Brush, husband
and wife,

Allen W. Brush
Allen W. Brush (Grantor)

Janel J. Brush
Janel J. Brush (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

Ellie Brown
Ellie Brown Notary Public

(Grantor)

(Grantor)

