

IOWA STATE BAR ASSOCIATION
Official Form No. 1.1 (Trade-Mark Registered, State of Iowa, 1987)

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

VZ



WARRANTY DEED

FILED NO. 2419
BOOK 123 PAGE 248

Know All Men by These Presents: That 1987 JUN -4 AM 10:41
DIXIE L. HUNT, A SINGLE PERSON

Fee \$5.00 MARY E. WELTY
Transfer \$5.00 RECORDER
MADISON COUNTY, IOWA
in consideration

of the sum of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION
in hand paid do hereby Convey unto DEL CHARTER GUARANTY & TRUST COMPANY TTEE f/b/o
RICHARD EARL WOOD SERT u/a dated 4/5/84, 13.5% undivided interest and
DOROTHY WOOD, 86.5% undivided interest

Grantees' Address: 233 Alma Drive NorthWest, Cedar Rapids, Iowa 52405

the following described real estate, situated in MADISON County, Iowa, to-wit:
A parcel of land in the SouthWest Quarter (SW $\frac{1}{4}$) of the NorthWest Quarter (NW $\frac{1}{4}$)
of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight
(28) West of the 5th. P.M., Madison County, Iowa, more particularly described
as follows: Commencing at the West Quarter Corner of Section Three (3),
Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th.
P. M., thence North 90°00'00" East 945.00 feet along the Quarter Section Line
to the point of beginning. Thence continuing North 90°00'00" East 268.20 feet
thence, North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54
feet, thence North 90°00'00" West 204.93 feet, thence South 01°03'18" West
441.45 feet to the point of beginning. Said parcel contains 2.543 Acres
including 0.246 Acres of county road right of way.

ALSO the above named grantor does hereby sell, assign,
transfer and convey all of her vendor right, title and
interest in and to one certain Real Estate Contract dated
June 29, 1982, and filed on June 29, 1982 at Deed Record
116, Page 78 in the records of the Madison County, Iowa
Recorder.

This instrument is exempt from transfer tax under
Section 428A.2(1) being an assignment of a contract.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold
said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that
said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and
said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever,
except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the
described premises.

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.

Signed this 28th day of MAY, 1987

STATE OF IOWA,
COUNTY OF LINN } ss.

Dixie L. Hunt
Dixie L. Hunt

On this 28th day of MAY, 1987 before
me, the undersigned, a Notary Public in and for said County and
State, personally appeared _____
Dixie L. Hunt, a single person

6750 School Street
Unit 745
Des Moines, Iowa 50311
(Grantors' address)

to appear 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.
Anthony E. Schubert
Anthony E. Schubert
Notary Public in and for said County and State