

Fee \$5.00
Transfer \$5.00

FILED NO. **209**
BOOK 123 PAGE 428

1987 AUG -5 PM 1:20

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of None - Given to clear title
Dollar(s) and other valuable consideration, William G. Niendorf and Vera A. Niendorf,
husband and wife

do hereby Convey to William Carl Radke

the following described real estate in Madison County, Iowa:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 17, Township 77 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 17, T77 N. R27W of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 467.52 feet along the north line of the NE¼ of said Section 17 to the point of beginning. Thence continuing North 90°00'00" East 419.27 feet; thence South 00°18'48" West 310.57 feet' thence South 88°13'27" West 421.35 feet' thence North 00°38'03" East 323.65 feet to the point of beginning. Said tract contains 3.06 Acres including 0.31 Acres of County Road Right of Way.

NOTE: This conveyance provided pursuant to certain Real Estate Contract between the parties filed 7-30-81 at Book 115, page 215 and is in partial satisfaction thereof.

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 INDIANA ss:
MARION COUNTY,

Dated: July 2, 1987

On this 2nd day of July, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared William G. Niendorf and Vera A. Niendorf, husband and wife

William G. Niendorf
WILLIAM G. NIENDORF (Grantor)
Vera A. Niendorf
VERA A. NIENDORF (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

Bryan R. Jennings
BRYAN R. JENNINGS Notary Public

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

