



# WARRANTY DEED

Know All Men by These Presents: That Phyllis I. McCleary, single,

\_\_\_\_\_ in consideration  
of the sum of compliance with decree of dissolution

in hand paid do hereby Convey unto Rodney B. McCleary

Grantees' Address: R.R. 2, Winterset, Iowa 50273

the following described real estate, situated in Madison County, Iowa, to-wit:

SEE DESCRIPTION ATTACHED

*Conveyed*

FILED NO. 1791  
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1987 MAR 10 AM 10:24

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$10.00

Transfer \$25.00

### TRANSFER TAX EXEMPTION - No. 15

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 6 day of March, 1987

STATE OF IOWA  
Polk COUNTY, ss:

Phyllis I. McCleary  
*Phyllis I. McCleary*

On this 6 day of March, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Phyllis I. McCleary

\_\_\_\_\_  
R.R. 2  
Winterset, Iowa  
(Grantor's address)

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.

Marsha Campagna  
\_\_\_\_\_  
Notary Public in and for the State of Iowa

MARSHA CAMPAGNA  
MY COMMISSION EXPIRES  
6/1/987

Please type or print name under signature as per Sec. 338.2 Code of Iowa

The Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Seventeen (17); the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Sixteen (16) and the following described tract of land, to-wit: commencing at the Southeast corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Sixteen (16) and running thence along the South line of said 40-acre tract, South 87° 31' West, 1311 feet to the Southwest corner of said 40-acre tract, thence North 3° 30' West, along the West line of said 40-acre tract 577 feet to the public road, thence along said road South, 76° 53' East, 519 feet, thence South 70° 37' East, 700 feet, thence South 56° 08' East, 200 feet, thence South 75° 29' East, 193 feet, thence South 13° 35' West, 290 feet, thence South 33° 02' West, 200 feet to the West line of the Southwest Quarter (¼) of the Southeast Quarter (¼), thence North on said line 2° 20' West 440 feet to the point of beginning and containing 11.6 acres, more or less, of Section Sixteen (16), and the North Half (½) of the Northwest Quarter (¼) of Section Twenty-one (21); all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.; and the East Half (½) of the Northwest Quarter (¼) of Section Thirty-two (32), except:

A tract of land in the Southeast Quarter of the Northwest Quarter of Section 32, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of the SE¼ of the NW¼ of Section 32, T76N, R26W of the 5th P.M., Madison County, Iowa; thence North 00°00'00" 317.06 feet along the west line of said SE¼ of the NW¼ of section 32 to the point of beginning. Thence continuing North 00°00'00" 243.03 feet along said west line; thence North 81°09'57" East 725.56 feet; thence South 00°00'00" 243.03 feet; thence South 79°25'48" West 610.27 feet; thence North 89°44'48" West 117.04 feet to the point of beginning. Said tract contains 4.154 Acres,

and Lot Two (2) of the Irregular survey of the South part of the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-nine (29) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.