



WARRANTY DEED

Know All Men by These Presents: That _____
Robert W. Cutshall and Judy A. Cutshall, husband and wife

_____ in consideration
of the sum of Eighty Four Thousand Dollars and no/100 (\$84,000.00)
in hand paid do hereby Convey unto _____
Nelson E. Thornton & Mariann Thornton, husband and wife

Grantees' Address: R.R.1 Winterset, Iowa 50273
the following described real estate, situated in Madison County, Iowa, to-wit:

See Exhibit I attached hereto and by this reference made a part hereof

This deed is given in satisfaction of a certain real estate contract dated February 27, 1978, and filed for record in the Madison County Recorder's Office in Book 107 on page 747, on May 5, 1978, whereby Robert W. Cutshall and Judy A. Cutshall are sellers and Nelson E. Thornton and Mariann Thornton/^{are} Purchasers. No Declaration of value is required.

REAL ESTATE TRANSFER
TAX PAID <u>15</u>
STAMP #
\$ <u>91.85</u>
<u>Mary E. Welty</u>
RECORDER
<u>4-13-87</u> <u>Madison</u>
DATE COUNTY

Compared

DND ✓
REC ✓
PAGE ✓

FILED NO. 2013
BOOK 123 PAGE 94
1987 APR 13 PM 1:41
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00
Transfer \$10.00

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 9 day of March, 19 87.

STATE OF Iowa

Polk COUNTY, SS:

On this 9 day of March, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Robert W. Cutshall and Judy A. Cutshall

Robert W. Cutshall
Robert W. Cutshall

Judy A. Cutshall
Judy A. Cutshall

R.R.1 Box 181

Van Meter, Iowa 50261

(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.

[Signature]

Notary Public in and for the State of Iowa

Please type or print names under signatures as per Sec. 335.3 Code of Iowa

Exhibit I attached to and by this reference made a part of a certain warranty Deed dated March 9, 1987, and executed by Robert W. Cutshall and Judy A. Cutshall, husband and wife, in favor of Nelson E. Thornton and Mariann Thornton, husband and wife.

DESCRIPTION

Commencing at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-six (76) North, Range, Twenty-seven (27), West of the 5th P.M., Madison County, Iowa, thence east to the Northeast corner of Section Thirty-two (32), thence S.90° 00' E. 136.0 feet along the north line of Section Thirty-three (33), Township Seventy-six (76), North, Range Twenty-seven (27), West of the 5th P.M., thence S.90° 00' E. 56.0 feet along said north section line, thence S.01°20' E. 1,083.0 feet thence S.90°00' E. 63.0 feet, thence S.01°25' E. 437.0 feet, thence S.89°00' W. 273.0 feet to the west line of said Section Thirty-three (33), thence N.00°48' W. 200.0 feet to the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th P.M., thence west to the west line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-two (32), thence north to the point of beginning; except a tract described as follows: Commencing at the northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-two (32), thence N. 90°00' E. 1600.1 feet along the section line, thence S.00°59' E. 438.67 feet to the north railroad right-of-way line, thence S.89°29' W. 514.02 feet due southwesterly along a 1960.0 foot curve concave southeasterly 1150.29 feet to the quarter section line, thence north 00°59' W. 799.65 feet to the point of beginning, and also excepting the following tract described as follows:

Commencing at the Northeast corner of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th P.M., thence S.90°00' E. 136.0 feet along the north line of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th P.M., to the point of beginning. Thence continuing S.90°00' E. 56.0 feet along said north section line, thence S.01°20' E. 1,083.0 feet, thence S.90°00' E. 63.0 feet, thence S.01°25' E. 437.0 feet, thence S.89°00' W. 273.0 feet to the west line of said Section Thirty-three (33), thence N.00°48' W. 200.0 feet to the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-seven (27), West of the 5th P.M., thence N.89°33' W. 80.0 feet along the south line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), thence N.00°40' W. 437.0 feet, thence N.89°57' E. 216.0 feet, thence N.00°39' W. 886.7 feet to the point of beginning.