



# WARRANTY DEED

Know All Men by These Presents: That Rodney B. McCleary, single,

\_\_\_\_\_ in consideration  
of the sum of compliance with decree of dissolution  
in hand paid do hereby Convey unto Phyllis I. McCleary

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

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

A tract of land in the Southeast Quarter of the Northwest Quarter of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.; thence North 00°00'00" 317.06 feet along the west line of said Southeast Quarter of the Northwest Quarter of Section Thirty-two (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.

Compared

FILED NO. 2018  
BOOK 123 PAGE 97

1987 APR 14 AM 8:10

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

IMP ✓  
REC ✓  
INDEX ✓

### 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.

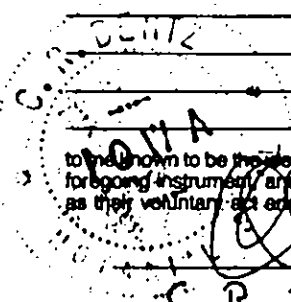
Signed this 3 day of February, 19 87.

STATE OF IOWA  
MADISON COUNTY, ss:

Rodney B. McCleary  
Rodney B. McCleary

On this 3 day of \_\_\_\_\_, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared Rodney B. McCleary

R. R.  
Winterset, Iowa 50273  
(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.

C. R. Bentz Notary Public in and for the State of Iowa

Print  
type  
or  
print  
names  
under  
signatures  
as per  
Sec.  
338.9  
Code of  
Iowa