

REAL ESTATE TRANSFER
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STAMP #
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<i>Mary E. Welty</i> RECORDER
<u>3-10-88</u> <u>Madison</u>
DATE COUNTY

FILED NO: 1602
 BOOK 54 PAGE 161
 1988 MAR 10 PH 2:42
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$5.00
 Transfer \$5.00

Completed

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Thirty-three Thousand Five Hundred & no/100--(\$33,500.00)
Dollar(s) and other valuable consideration, Ralph Herren, a single person,

do hereby Convey to Loren D. Myers and Ardis V. Myers, husband and wife,

the following described real estate in Madison County, Iowa:

Commencing at the Southwest corner of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-nine (29), running thence East to a point 4 rods 12 feet West of the Southwest corner of Outlot 12 of Lee's Addition to the Town of Macksburg, Iowa, thence North 70.465 rods thence East 46.303 rods, thence South to a point 49 $\frac{1}{2}$ feet West of the Northwest corner of Block 1 of Thomas and Mahala Kirkland's Addition to said Town of Macksburg, thence East along the North line of said Block 1 to the East line of said East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$), thence North to the Northeast corner of said 80 acre tract, thence West to the Northwest corner thereof, thence South to the place of beginning, excepting therefrom a tract of land described as commencing at a point 841.79 feet North of the Southeast corner of said East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$), running thence West 258 feet along the North line of Thomas and Mahala Kirkland's Addition to said Town of Macksburg, thence North 605 feet, thence East 258 feet, thence South 605 feet to the point of beginning.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 1 APPLIES.

This deed is given in satisfaction of a Real Estate Contract dated & recorded January 13, 1981, in Book 49, Page 766, Madison County, Iowa Recorder's Office, & Amendment to Real Estate Contract dated 12/16/82 and recorded 3/2/83 in Book 116, Page 452, Madison County, Iowa Recorder's Office.

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 IOWA ss:
MADISON COUNTY.

Dated: March 9, 1988

On this 9th day of March, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Ralph Herren

Ralph Herren
Ralph Herren (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.

(Grantor)

(Grantor)

(Grantor)

(Grantor)

Karen K. Kirk
Notary Public

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

KAREN K. KIRK

Please type or print names under signatures as per Sec 335.2 Code of Iowa