

### WARRANTY DEED

**Know All Men by These Presents:** That Roger L. Asher, a single person and Lynn A. Morsch fka Lynn A. Asher and Howell A. Morsch, wife and husband

\_\_\_\_\_ in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here **Convey** unto Melvin D. Henley and Carolyn S. Henley, husband and wife,

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, situated in Madison County, Iowa, to-wit:

SEE EXHIBIT "A"

This Deed given in fulfillment of one certain real estate contract recorded Book 54 Page 130, Madison County Records, Madison County, Iowa.

REAL ESTATE TRANSFER
TAX PAID <u>24</u>
\$ <u>2.20</u> STAMP #
<u>Mary E. Welty</u>
RECORDER
<u>3-17-88</u> <u>Madison</u>
DATE COUNTY

**Compared**

FILED NO. 1648  
BOOK 54 PAGE 168

1988 MAR 17 PM 3:35

IND.      
REC.      
PAGE    

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$10.00  
Transfer \$5.00

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 18 day of February, 19 88.

Roger L. Asher 2-18-88  
Roger L. Asher

Lynn A. Morsch 2-18-88  
Lynn A. Morsch

Howell A. Morsch 2-18-88  
Howell A. Morsch

STATE OF IOWA,  
COUNTY OF Paul ss.

On this 18 day of February, 19 88 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Roger L. Asher, a single person and Lynn A. Morsch fka Lynn A. Asher and Howell A. Morsch, wife and husband

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.

Heather M. Hoken  
Comm. 4-25-90 Notary Public in and for said County.

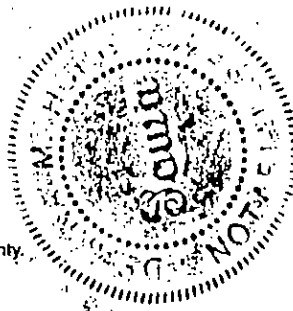


EXHIBIT "A"

A parcel of land described as commencing at the Southeast corner of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., St. Charles, Madison County, Iowa; thence South 85 degrees 09' West along south line of said Northeast Quarter (1/4) 1,066.82 feet to point of beginning; thence North 294.32 feet to the Southeast corner of Lot Thirty-three (33) of Kephart's Addition to St. Charles Plat No. 2; thence West 204.94 feet; thence South 0 degrees 04' West along the east fence line of the abandoned Des Moines, Osceola & Southern Railroad right of way 311.74 feet; thence North 85 degrees 09' East along South line of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), 206.04 feet to point of beginning, containing 1.3425 acres,