

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That RAYMOND W. MORRIS, JR., Single, and
DIANE E. MORRIS, Single,

_____ in consideration of the sum of
TWENTY-TWO THOUSAND ONE HUNDRED THREE _____ (\$22,103.00) DOLLARS

in hand paid do hereby Convey unto MELECIO A. VALDEZ AND ALETA C. VALDEZ, Husband and Wife,

Address of Grantees: _____

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:

An undivided one-half (1/2) interest in and to the following-described property:

A tract of land located in the Southwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as: The Southeast Quarter (1/4) of said Southwest Quarter (1/4) of Section Three (3), and the East Half (1/2) of the Northeast Quarter (1/4) of said Southwest Quarter (1/4) of Section Three (3), and beginning at the Northeast corner of the West Half (1/2) of the Northeast Quarter (1/4) of said Southwest Quarter (1/4) of Section Three (3); thence North 89° 17' 59" West 344.86 feet along the North line of said West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3) (this is an assumed bearing for purposes of this description only); thence South 24° 38' 09" East 312.83 feet; thence South 46° 48' 28" East 279.78 feet to a point of intersection with the East line of said West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3); thence North 1° 16' 10" East 471.75 feet along said East line of the West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3) to the point of beginning, and subject to encumbrances of record, and containing 63.15 acres more or less.

This Deed is given in fulfillment of a Real Estate Contract dated May 31, 1983, and recorded June 3, 1983, in Deed Record 116, Page 780 of the Madison County Recorder's office.

For conveyance of Easement by Grantors to Grantees, see Exhibit "A" attached hereto.

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 above described premises.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 25 day of August, 1987.

STATE OF IOWA

COUNTY OF MADISON

On this 25 day of August, A. D. 1987, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Raymond W. Morris, Jr. and
Diane E. Morris

Raymond W. Morris, Jr.
Raymond W. Morris, Jr.
Diane E. Morris
Diane E. Morris

COMPLETED FILED NO. 366
300423 PAGE 490

Fee \$10.00
Transfer \$ 5.00

1987 AUG 31 AM 11:15

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

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.

Address of Grantors

Jerrold B. Oliver
Notary Public in and for said Iowa State.



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

EXHIBIT "A"

Grantors, Raymond W. Morris, Jr., a single person, and Diane E. Morris, a single person, hereby convey to Emmanuel A. Tabelisma and Luzviminda P. Tabelisma, Husband and Wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, and to Melecio A. Valdez and Aleta C. Valdez, Husband and Wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, an Easement for ingress and egress to adjacent real estate owned by Grantees, over and across the following-described real estate:

The West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Three (3), Township Seventy-five (57) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

All that part of the following-described tract of land, to-wit: Commencing at the Northwest Corner of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Three (3), Township Seventy-five (57) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence Southeast on a straight line to a point on the East line of said 40-acre tract 40 rods South of the Northeast Corner thereof, thence North to the Northeast corner thereof, thence West to the place of beginning, which lies East and South of the public highway as now located and traveled over and across same,

EXCEPT

beginning at the Northeast corner of the West Half of the Northeast Quarter ($W\frac{1}{2} NE\frac{1}{4}$) of said Southwest Quarter ($SW\frac{1}{4}$) of Section Three (3); thence North $89^{\circ}17'59''$ West 344.85 feet along the North line of said West Half of the Northeast Quarter ($W\frac{1}{2} NE\frac{1}{4}$) of said Southwest Quarter ($SW\frac{1}{4}$) of Section Three (3) (this is an assumed bearing for purposes of this description only); thence South $24^{\circ}38'09''$ East 312.83 feet; thence South $46^{\circ}48'28''$ East 279.78 feet to a point of intersection with the East line of said West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Three (3); thence North $1^{\circ}16'10''$ East 471.75 feet along said East line of the West Half of the Northeast Quarter ($W\frac{1}{2} NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Three (3) to the point of beginning.

REAL ESTATE TRANSFER TAX PAID	
STAMP #	19
\$	24.20
RECORDED	Mary E. Kelly
DATE	8-31-87 Madison
	COUNTY

COUNTY