

REAL ESTATE TRANSFER  
TAX PAID 34  
STAMP #  
\$ 17.05  
Mary E. Welty  
RECORDER  
10-27-88 Madison  
DATE COUNTY

892  
FILED NO. 125 PAGE 11  
BOOK

1988 OCT 27 PM 3:56

COMPUTER

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



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One & No/100  
Dollar(s) and other valuable consideration,  
Eva Pearl Oglesbee, formerly Eva Pearl Nichols a/k/a Eva P. Nichols, and Harley L. Oglesbee, wife and husband,  
do hereby Convey to Florence E. Burkett and Joseph E. Burkett, as Tenants in Common,

the following described real estate in Madison County, Iowa:

The South One-Half of the Northwest Quarter (S $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Ten (10) and commencing at the Northwest Corner of said Section Ten (10) and running thence South on the West line of said Section 41 rods 3 $\frac{1}{2}$  feet, thence North, 75° East, 12 rods, thence South, 48° 20' East, 5 rods 9 $\frac{1}{2}$  feet, thence South, 5° 30' West, 5 rods 6 $\frac{1}{2}$  feet, thence South 11° 42' East, 18 rods 8 feet, thence South, 55° 4' East, 17 rods 14 $\frac{1}{2}$  feet, thence South 74° 54' East, 18 rods 7 feet to intersect the South line of the North Quarter (N $\frac{1}{4}$ ) of said Section Ten (10), thence East on said South line 143 rods 14 feet, thence North, 38° West, 15 rods 6 $\frac{1}{2}$  feet, thence North 15 rods 10 feet, thence North, 49° 45' East, to a point intersecting the North line of the South One-half (S $\frac{1}{2}$ ) of said North Quarter (N $\frac{1}{4}$ ) of said Section 10, thence West on said North line to a point 64 rods East of the West line of said Section Ten (10), thence North 40 rods to the North line of said Section, thence West on said North line 64 rods to the place of beginning, containing 57.8 acres, more or less, all in Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa; and also all that part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 10-74-27 which lies South and West of the public highway and containing 4 acres more or less.

Transfer Tax  
\$17.05

THIS DEED IS GIVEN IN FULFILLMENT OF REAL ESTATE CONTRACT DATED FEBRUARY, 1980, RECORDED FEBRUARY 26, 1980, IN BOOK 109 AT PAGE 664 OF THE DEED RECORDS IN THE MADISON COUNTY 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:  
Clarke COUNTY.

Dated: September 26, 1988

On this 28<sup>th</sup> day of September, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Eva Pearl Oglesbee and Harley L. Oglesbee, wife and husband,

Eva Pearl Oglesbee  
Eva Pearl Oglesbee (Grantor)

Harley L. Oglesbee  
Harley L. Oglesbee (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.

Deloris Smith  
Notary Public

(Grantor)

(Grantor)

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

