

REAL ESTATE TRANSFER  
TAX PAID 14  
STAMP #

\$ 89.10

*Shirley D. Henry*  
RECORDER

6-8-88 Madison  
DATE COUNTY

Compared

FILED NO. 2261  
BOOK 124 PAGE 388

1988 JUN -8 AM 10:23

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$10.00, Transfer \$10.00

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of EIGHTY-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$81,250.00)  
Dollar(s) and other valuable consideration, LeROY C. BAILEY and ELEANORA M. BAILEY, husband and  
wife,

do hereby Convey to DONALD RAY EYERLY, JR., single

the following described real estate in Madison County, Iowa:

See description on attached Exhibit "A".

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: May 31, 1988

On this 31st day of May, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared LeROY C. BAILEY and ELEANORA M. BAILEY

LeRoy C. Bailey  
LeRoy C. Bailey (Grantor)

Eleanora M. Bailey  
Eleanora M. Bailey (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.

*Jordan*  
A. ZANE BLESSUM Notary Public  
(This form of acknowledgment for individual grantor(s) only)

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

(Grantor)

(Grantor)

LEROY C. BAILEY and ELEANORA M. BAILEY - DONALD RAY EYERLY, JR  
WARRANTY DEED  
LEGAL DESCRIPTION

The following described real estate, to-wit: Commencing at the Southeast corner of the West Fractional Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seven (7), running thence North 80 rods, thence East 40 rods, thence North to the Northeast corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), thence West to the center of the main channel of Middle River, thence up the main channel of said river to the West line of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), thence South on said line to the center of the main channel of Middle River, thence up the center of said river to the South line of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), thence East to the place of beginning, excepting therefrom all that part of the North 22 acres of the West Fractional Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seven (7) lying South and East of the main channel of Middle River and containing 1 acre, more or less, and excepting all that part of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7) lying North and East of Middle River; also, Lot 2 of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), and the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) except Lots 1 and 2 thereof, of Section Seven (7), excepting that part of the East Half ( $\frac{1}{2}$ ) of said Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and of said Lot 2 of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) described as follows: Commencing at the Southeast corner of said Lot 2, thence Westerly along the North line of the public highway a distance of 2 rods, thence in a Northwesterly direction approximately 40 rods to a point 10 rods East of Middle River, thence West to said river, thence Northerly along said river to the North line of said East Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), thence East to the public highway, thence South along the West line of said highway to the place of beginning; also, all that part of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of Section Eighteen (18) lying South and East of the main channel of Middle River and containing 104.41 acres, more or less; also, the West Fractional Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Eighteen (18); also, the following described tract of land: Commencing at the Northeast corner of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Eighteen (18), thence South 50 rods, thence East 23 rods, thence North to the center of the main channel of Middle River, thence up the center of the main channel of Middle River to the North line of said Section Eighteen (18), thence West to the place of beginning; all of said land being in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

E X H I B I T "A"