

COMPLETED

FILED NO. 2379
BOOK 124 PAGE 444

1988 JUN 22 PM 3:36

COMPUTER

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER

REC-
PAGE



WARRANTY DEED

For the consideration of one and no/100
Dollar(s) and other valuable consideration, WILLIAM C. KNAPP, single

do hereby Convey to WILLIAM C. KNAPP REVOCABLE TRUST

the following described real estate in MADISON County, Iowa:

See Exhibit "A" attached

No revenue stamps required; Section 428A.2(10)

No Declaration of Value required; Exemption #10

RECEIVED
MADISON COUNTY IOWA
JUN 23 1988

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:
POLK COUNTY,

Dated: April 30 1988

On this 30 day of April, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared

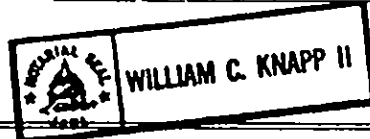
[Signature]
William C. Knapp (Grantor)

WILLIAM C. KNAPP, single,

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.

[Signature]
Notary Public

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



Please type or print names under signatures as per Sec. 235.2 Code of Iowa

Fair

EXHIBIT "A"

The Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, except the following two tracts:

TRACT A - A part of the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, described as follows: beginning at a point that is 184.4 feet North of the West Quarter ($\frac{1}{4}$) Corner of said Section 12, thence North 506.3 feet; thence East 859.0 feet; thence South $10^{\circ}03'$ East 510.0 feet to the North right-of-way line of Primary Road No. 400; thence westerly along said right-of-way line along a $05^{\circ}18'$ curve 35.3 feet; thence North $87^{\circ}10'$ West 825.9 feet; thence North $44^{\circ}47'45''$ West 118.7 feet to the point of beginning, subject to road easement along the West side thereof and containing 10.52 acres, more or less.

TRACT B - A part of the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, described as follows: Commencing at the West Quarter ($\frac{1}{4}$) Corner of said Section Twelve (12), thence North 690.7 feet, thence East 859.0 feet to the point of beginning, thence East 1094.0 feet; thence South 442.0 feet to the North right-of-way line of Primary Road No. 400; thence North $70^{\circ}39'54''$ West along said right-of-wayline 80.7 feet; thence South $83^{\circ}48'40''$ West 616.3 feet; thence South 10.0 feet; thence Westerly along a $05^{\circ}18'$ curve 137.0 feet; thence North 10.0 feet; thence Westerly along said curve 177.1 feet; thence North $10^{\circ}03'$ West 510.0 feet; to the point of beginning. Said tract contains 11.44 acres, more or less.