

REAL ESTATE TRANSFER  
TAX PAID  
STAMP # 12  
\$ 26.95  
MAY E. WELTY  
RECORDER  
7-8-88 MADISON  
DATE COUNTY

Compared

FILED NO. 71  
BOOK 124 PAGE 484

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



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ---One  
Dollar(s) and other valuable consideration, JAMES B. CUSHING and DOROTHY J. CUSHING, husband  
and wife,

do hereby Convey to CRAIG D. BOSWELL and RENAE D. BOSWELL, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa:

See Exhibit "A" attached hereto and by this reference incorporated herein.

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: July 8, 1988

On this 8th day of July, 1988, before me the undersigned, a Notary Public in and for said State, personally appeared James B. Cushing and Dorothy J. Cushing

James B. Cushing  
(James B. Cushing) (Grantor)

Dorothy J. Cushing  
(Dorothy J. Cushing) (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.

Samuel R. Brazand  
(Samuel R. Brazand) Notary Public

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

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

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

EXHIBIT "A"

A parcel of land located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Fifteen (15) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Section Fifteen (15) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the North line of said Section Fifteen (15), South 89°24'27" East 124.78 feet; thence South 00°14'12" East 369.11 feet; thence South 15°34'17" West 133.55 feet; thence South 00°09'15" West 611.74 feet; thence South 15°09'37" East 174.33 feet; thence South 89°44'39" East 311.23 feet; thence North 39°19'20" East 126.83 feet; thence North 60°02'21" East 167.66 feet; thence North 72°50'44" East 226.47 feet; thence North 46°15'45" East 616.19 feet, to the East line of the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Fifteen (15); thence along said East line, South 00°17'45" West 721.71 feet to the Southeast corner of the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Fifteen (15); thence along the South line of said Northwest Quarter (¼) of the Northwest Quarter (¼), North 89°35'51" West 1329.15 feet to the Southwest corner of the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Fifteen (15); thence along the West line of said Section Fifteen (15), North 00°00'00" 1318.15 feet to the Point of Beginning, said parcel of land contains 10.696 acres, including 1.270 acres of county road right of way.

This conveyance is subject to an easement retained by Grantors for themselves or their successors in interest until February 1, 1994, over the above described real estate for purposes of ingress and egress to and from Grantors' buildings and property lying adjacent to the real estate conveyed to Grantees hereunder. This conveyance is further subject to an easement retained by Grantors for themselves or their successors in interest until February 1, 1994, over the above described real estate for the purpose of maintaining and using the water well and waterlines located on the above described real estate which currently service Grantors' buildings and land adjoining the real estate conveyed hereunder, together with the right of ingress and egress over said property until this easement is terminated for the purpose of repairing and maintaining said well and waterlines.

This conveyance is subject to the restriction whereunder Grantors and Grantees, and their successors in interest, each agree to maintain one-half of all fences located on the boundaries of their adjoining properties as they shall mutually agree. Each party shall maintain any water gaps located on their respective portion of fence.

This Deed is given in fulfillment of a Real Estate Contract by and between Grantors and Grantees recorded in Book 118, Page 4, Office of the Recorder of Madison County, Iowa.