

REAL ESTATE TRANSFER
TAX PAID <u>9</u>
STAMP #
\$ <u>1595</u>
<u>Mary E. Welty</u>
RECORDER
<u>7-7-88</u> <u>Madison</u>
DATE COUNTY

COMPUTER
COMPARED

FILED NO. 58
BOOK 124 PAGE 478

1988 JUL -7 AM 11:36

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 Fifteen Thousand and No/100 Dollar(s) and other valuable consideration, DAVID W. KUHNS and PATRICIA E. KUHNS, Husband and wife,

do hereby Convey to MARK L. SWITZER and CATHERINE M. SWITZER, 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 ATTACHED EXHIBIT "A".

Subject to the terms and conditions of a Real Estate Contract entered into by and between the parties for the sale of the above-described real estate.

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 1, 1988

On this 1st day of July, 1988, before me the undersigned, a Notary Public in and for said State, personally appeared

David W. Kuhns and Patricia E. Kuhns,
husband and wife,

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.

Connie K. Harvey
Connie K. Harvey Notary Public
(This form of acknowledgment for individual grantor(s) only)

David W. Kuhns
David W. Kuhns (Grantor)

Patricia E. Kuhns
Patricia E. Kuhns (Grantor)

(Grantor)

(Grantor)

A parcel of land described as commencing at the Southeast Corner of Section 35, Township 76 North, Range 28 West of the 5th P.M., Madison County Iowa. Thence North $90^{\circ}00'00''$ West 638.71 feet along the South line of the SE. $\frac{1}{4}$ of said Section 35; thence North $0^{\circ}00'00''$ 80.88 feet to the Point of Beginning; thence North $0^{\circ}00'00''$ 187.98 feet; thence North $90^{\circ}00'00''$ East 208.71 feet; thence North $0^{\circ}00'00''$ 56.00 feet; thence North $89^{\circ}33'20''$ East 161.22 feet; thence North $01^{\circ}10'50''$ West 223.00 feet; thence North $88^{\circ}50'38''$ West 30.30 feet; thence South $71^{\circ}08'11''$ West 264.51 feet; thence South $78^{\circ}25'07''$ West 84.43 feet; thence South $63^{\circ}00'00''$ West 365.00 feet; thence South $0^{\circ}00'00''$ 187.00 feet to the County Road right of way (Old Iowa Highway No. 92); thence South $82^{\circ}19'24''$ East 100.00 feet; thence South $89^{\circ}56'06''$ East 224.08 feet to the Point of Beginning containing 3.817 acres.

EXHIBIT "A"