

*Cancelled*

FILED NO. 2431  
BOOK 125 PAGE 634  
89 JUN -9 PH 4: 30  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$10.00

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of no monetary consideration  
Dollar(s) and other valuable consideration,  
Katherine Monaghan and William J. Monaghan, Wife and Husband,  
do hereby Convey to Michael J. McNamara

the following described real estate in Madison County, Iowa:

All our undivided interest in and to:

East Half of the Northeast Fractional  
Quarter of Section 3-75-28, Madison County,  
Iowa,

Southeast Quarter of the Northwest Quarter  
and the Southwest Quarter of the Northeast  
Quarter of Section 3-75-28, Madison County,  
Iowa, and

West 100.04 acres of the Northwest Quarter  
of Section 2-75-28, Madison County, Iowa,

EXCEPTING THEREFROM the following described real estate:and easements:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section  
2, Township 75 North, Range 28 West of the 5th Principal Meridian, Madison County,  
Iowa, more particularly described as follows:

Commencing at the Northwest Corner of Section 2, T75N, R28W of the 5th P.M.,  
Madison County, Iowa; thence North 90°00'00" East 1,113.84 feet along the section  
line; thence South 00°00'00" 57.36 feet to the south right of way line of Iowa  
Highway No. 92 and the point of beginning. Thence South 01°20'09" East 353.30  
feet; thence South 89°01'36" East 110.13 feet; thence North 00°22'57" West 355.08  
feet; thence South 90°00'00" West 115.98 feet along said right of way line to the  
point of beginning. Said parcel contains 0.919 Acres.

DESCRIPTION: INGRESS-EGRESS EASEMENT

Commencing at the Northwest Corner of Section 2, T75N, R28W of the 5th P.M.,  
Madison County, Iowa; thence North 90°00'00" East 1,113.84 feet along the section  
line; thence South 00°00'00" 57.36 feet to the south right of way line of Iowa  
Highway No. 92 and the point of beginning. Thence South 90°00'00" West 23.00  
feet along said right-of-way line; thence South 01°20'09" East 251.56 feet;  
thence North 88°43'45" East 23.00 feet; thence North 01°20'09" West 251.05 feet  
to the point of beginning.

No Declaration of Value Required

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: June 9, 1989

On this 9th day of June  
1989, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Katherine Monaghan and William J.  
Monaghan,

Katherine Monaghan  
Katherine Monaghan (Grantor)  
William J. Monaghan  
William J. Monaghan (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.

Jane A. Dawson  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)

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

