

FILED NO. 2477

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89 JUN 19 AM 11:06

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

REAL ESTATE TRANSFER  
TAX PAID 2.5  
STAMP #  
\$26.95  
Shirley A. Henry, Dyg  
RECORDER  
6-19-89 Madison  
DATE COUNTY

**Compare**

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of TWENTY-FIVE THOUSAND AND NO/100----- (\$25,000.00)  
Dollar(s) and other valuable consideration, RICHARD McMICHAEL and PATRICIA McMICHAEL, Husband and  
Wife,

do hereby Convey to TOM HOMAN, a single person,

the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Northwest Corner of Section Three (3), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence Southerly along the West line of said Section Three (3) 756.0 feet to the centerline of County Road on the North line of the South 20 acres of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three, thence North 90°00' East 1320.0 feet to the Northeast Corner of the South 20 acres of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3), which is the Point of Beginning, thence South 3°38' West 562.7 feet, thence South 90°00' West 372.8 feet, thence North 0°35' East 561.6 feet to the centerline of County Road, thence North 90°00' East 402.8 feet to the Point of Beginning. Said parcel contains 4.9972 acres including 0.7971 acres of County Road Right-of-Way.

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 17, 1989

On this 17 day of June,  
19 89, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Richard McMichael and Patricia McMichael

Richard McMichael  
Richard McMichael (Grantor)

Patricia McMichael  
Patricia McMichael (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same in their voluntary act and deed.

NOTARY PUBLIC  
7/30/90

Steven R. Hulse Notary Public  
(This form of acknowledgment for individual grantor(s) only)

(Grantor)  
(Grantor)