

REAL ESTATE TRANSFER TAX PAID <u>31</u> \$ <u>40</u> <u>15</u> STAMP # <u>Mary E. Welty</u> RECORDER <u>1-31-89</u> <u>Madison</u> DATE COUNTY
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~~Completed~~

FILED NO. 1531
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1989 JAN 31 PM 1:40

MARY E. WELTY
RECORDER
MADISON COUNTY IOWA

Fee \$10.00
Transfer \$5.00
SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of THIRTY-SIX THOUSAND FIVE HUNDRED FORTY & NO/100-- (\$36,540.00)
Dollar(s) and other valuable consideration, ROBERT L. MERRIFIELD AND LARAIN E. MERRIFIELD,
Husband and Wife,

do hereby Convey to ROBERT D. NEWTON and A. ELAINE NEWTON

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

See description of real estate attached hereto.

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: Jan. 27, 1989

On this 27th day of January, 1989, before me the undersigned, a Notary Public in and for said State, personally appeared Robert L. Merrifield and Laraine R. Merrifield

Robert L. Merrifield
Robert L. Merrifield (Grantor)

Laraine R. Merrifield
Laraine R. Merrifield (Grantor)

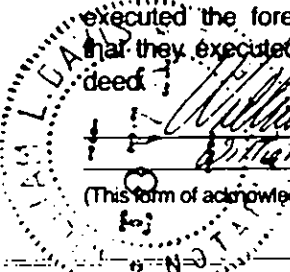
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

(Grantor)

William L. Davis
Notary Public

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



MERRIFIELD - NEWTON WARRANTY DEEDDescription of Real Estate

The West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and a tract of land described as follows: commencing at the Northeast corner of the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and running thence West 50 rods, thence South 120 rods, thence East 50 rods, thence North 120 rods to the place of beginning; also the North Half ($\frac{1}{2}$) of the West One-eighth ($\frac{1}{8}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); all in Section Eleven (11) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, hereinafter known as Tract #1;

EXCEPT a parcel of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Eleven (11) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of said Section Eleven (11), thence along the west line of said Section Eleven (11), South $00^{\circ}00'00''$ 139.61 feet to the Point of Beginning. Thence South $47^{\circ}30'13''$ East 110.98 feet; thence South $28^{\circ}46'19''$ East 555.21 feet; thence North $90^{\circ}00'00''$ East 98.35 feet; thence South $00^{\circ}00'00''$ 490.10 feet; thence South $88^{\circ}26'41''$ West 447.58 feet to the west line of said Section Eleven (11); thence along said west line North $00^{\circ}00'00''$ 1063.88 feet to the point of beginning, said parcel containing 7.574 acres, hereinafter known as Tract #2;

AND an undivided one-half ($\frac{1}{2}$) interest in an easement described as follows: Beginning at the Northwest Corner of the Northwest Quarter ($\frac{1}{4}$), thence North eight and one-half ($8\frac{1}{2}$) feet, thence West 80 rods, more or less, to the center line of the public highway, thence South along the center line of said highway 17 feet, thence East 80 rods, more or less, to a point eight and one-half ($8\frac{1}{2}$) feet South of the place of beginning, thence North eight and one-half ($8\frac{1}{2}$) feet to the place of beginning,

AND an easement over and across the real estate described above as Tract #2, for the purpose of ingress and egress to the property being conveyed by Grantors to Grantees.

CONFIDENTIAL