

IOWA STATE BAR ASSOCIATION  
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID 2  
STAMP #  
\$ 4.95  
Mary E. Welty  
RECORDER  
2-89 Madison  
DATE COUNTY

FILED NO. 1542  
BOOK 125 PAGE 260  
1989 FEB - 1 PM 2:05

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

SPACE ABOVE THIS LINE  
FOR RECORDER

WARRANTY DEED

For the consideration of Five Thousand Dollars and no/100 (\$5,000.00)  
Dollar(s) and other valuable consideration, Daniel K. Ryner and Lori Ann Ryner, husband  
and wife; Larry Ryner, single; Richard Ryner and Claudia Ryner, husband  
and wife  
do hereby Convey to Harley Jones

the following described real estate in Madison County, Iowa:

A parcel of land located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence, along the west line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4), South 00°00'00" 262.18 feet to the Point of Beginning; thence North 89°10'27" East 163.30 feet to the centerline of a county road; thence Easterly 189.18 feet, along said centerline and a curve concave northerly, having a radius of 167.00 feet, a central angle of 64°54'17", and a chord bearing South 80°26'49" East 179.22 feet; thence North 67°06'03" East 163.41 feet; thence North 60°49'17" East 223.00 feet to the beginning of a curve; thence Easterly 248.04 feet along said curve concave southerly, having a radius of 750.00 feet, a central angle of 18°56'57" and a chord bearing North 70°17'45" East 246.91 feet; thence North 79°46'14" East 139.20 feet; thence, departing said centerline, South 00°21'40" West 522.98 feet; thence South 81°23'27" West 999.22 feet; thence North 33°24'13" West 82.72 feet; thence North 81°36'52" West 18.09 feet to the west line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty (20); thence, along said west line, North 00°00'00" 347.97 feet to the Point of Beginning. Said parcel of land contains 10.460 Acres, including 0.751 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: JANUARY 31, 1989

On this 28 day of December  
1988, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Daniel K. Ryner and  
Lori Ann Ryner

Daniel K. Ryner (Grantor)  
Lori Ann Ryner (Grantor)  
Larry Ryner (Grantor)  
Richard T. Ryner (Grantor)  
Claudia Ryner (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.

[Signature] Notary Public  
(This form of acknowledgment for individual grantor(s) only)

STATE OF MISSOURI Jackson COUNTY, ss:

On this 29 day of January, 19 89 before me, the undersigned, a Notary Public in and for said State, personally appeared Larry Ryner

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.

R. J. Bovee  
Notary Public - State of Missouri  
Commissioned in Jackson County  
My Commission Expires Apr. 5, 1989

STATE OF IOWA STORY COUNTY, ss:

On this 21 day of January, 19 89, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Ryner and Claudia Ryner

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.



Patricia Pefferman, Notary Public

1542  
**WARRANTY DEED**  
 TO  
 Entered upon transfer books and for taxation  
 this 1 day of February, 19 89  
 By Jean Welch Auditor  
Becky McDonald Deputy  
 Filed for record, indexed and delivered to  
 County Auditor this 1 day  
 of February, 19 89  
 at 2:45 o'clock P. M., and recorded in  
Book 125-260  
 of Madison County Records.  
 Recorder's fee \$ 10.00 PAID.  
 Auditor's fee \$ \_\_\_\_\_ PAID.  
Mary E. Heltz Recorder  
Betty M. Miller Deputy  
 WHEN RECORDED RETURN TO  
Harold Jensen  
BB 1-Box 304  
Wentworth