

* If the consideration is \$1,000 or less, the following statement should appear on the face of the deed: This deed and transfer is exempt from transfer tax because the consideration is \$1,000 or less. (Code Sections 428A.1 and 428A.4)

* If the Grantor or Grantee is a federal or state unit or agency thereof, read subparagraph 6 of Section 428A.3 Exceptions.



WARRANTY DEED

Know All Men by These Presents: That Edgar L. Morse

_____ in consideration*
of the sum of One Dollar and No/100

in hand paid do hereby Convey unto Edgar L. Morse and Ida V. Morse, Husband and Wife,
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in
Common;

Grantees' Address: RR 4 Box 48 Winterset, Ia 50273

the following described real estate, situated in Madison County, Iowa, to-wit:

The Northwest Fractional Quarter and the Northwest Quarter of the Northeast Quarter of the Southwest Fractional Quarter and the North 22 Acres of the West Fractional Half of the Southwest Quarter of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., **except**

A tract of land described as follows:

Commencing at the Northeast corner of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence West 2633.55 feet along the North line of the Northeast Quarter (¼) of said Section Seven (7) to the North Quarter (¼) corner of said Section Seven (7), thence continuing West 4.12 feet, thence South 34° 07' 10" West 586.52 feet, thence South 21° 06' 10" West 771.91 feet, thence South 88° 07' 34" West 5.25 feet to a point of intersection with the centerline of county road and point of beginning of tract; thence South 88° 07' 34" West 713.59 feet, thence South 00° 39' 17" West 1271.94 feet to the centerline of the county road, thence down the centerline of the county road to the point of beginning, containing 8.83 acres more or less.

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

IND.
REC.
PAGE

COMPUTER

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 24 day of February, 1989.

STATE OF IOWA, }
COUNTY OF Madison } ss.

Edgar L. Morse

Ida V. Morse

On this 24 day of February, 1989 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Edgar L. and Ida V. Morse

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.

Jean M. Welch
Notary Public in and for the State of Iowa

(Grantors' address)

Please type or print names under signatures as per Sec. 338.2 Code of Iowa