

114,675.00

WARRANTY DEED

Know All Men by These Presents: That Carmen Leora Kelly, a single person

_____ in consideration
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION
in hand paid do here Convey unto George S. Lair and Diane H. Lair, husband and wife

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate,
situated in Madison County, Iowa, to-wit:

See Exhibit "A" Attached

REAL ESTATE TRANSFER
TAX PAID <u>3</u>
STAMP #
\$ <u>126.00</u>
<u>Mary E. Welty</u>
RECORDER
<u>3-1-89</u> <u>Madison</u>
DATE COUNTY

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IND. _____
REC. _____
PAGE _____

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

This Deed is given in fulfillment of a certain contract recorded in Deed
Rec. 108, Page 673 of the Madison County records.
The Warranties herein do not extend beyond the date of said Contract.

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 28th day of February, 19 89.

Carmen Leora Kelly
Carmen Leora Kelly

STATE OF IOWA,
COUNTY OF Polk ss.

On this 28th day of February, 19 89 before me,
the undersigned, a Notary Public in and for said County, in said
State, personally appeared Carmen Leora Kelly,
a single person

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 in and for said County

DEED RECORD 125

EXHIBIT "A"

The Northwest Quarter (¼) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except the following described tract of land, to-wit: Commencing at a point 184.4 feet North of the West Quarter (¼) corner of said Section Twelve (12), running thence North 506.3 feet, thence East 1953 feet, thence South 442 feet to the North right-of-way line of Primary Road No. 400, thence North 70°39'54" West along said right-of-way line 80.7 feet, thence South 83°48'40" West 616.3 feet, thence South 10 feet, thence Westerly along a 05° 18' curve 137 feet, thence North 10 feet, thence Westerly along said curve 212.4 feet, thence North 87°10' West 825.9 feet, thence North 44°47'45" West 118.7 feet to the point of beginning, subject to road easement along the West side thereof, said exception containing 21.96 acres, more or less,