

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 1.30
Shirley H. Henry, Dgs
RECORDER
4-5-89 Madison
DATE COUNTY

Completed

FILED NO. 1965
BOOK 125 PAGE 463

1989 APR -5 PM 1:29

COMPLETION

MARY E. WELTY
RECORDER
MADISON COUNTY IOWA

Fee \$5.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Twelve Thousand Three Hundred and no/100 (\$12,300.00)
Dollar(s) and other valuable consideration, Maurice R. Hay and Joyce A. Hay, husband and
wife

do hereby Convey to Conrad L. Cleghorn & Joann Cleghorn

the following described real estate in Madison County, Iowa:

Commencing at the NE Cor. of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 75 North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence West 6.00 feet along the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, thence S. 00 $^{\circ}$ 41'E. 170.25 feet to the point of beginning. Thence continuing S.00 $^{\circ}$ 41'E. 46.85 feet, thence S.67 $^{\circ}$ 40'W. 136.00 feet, thence S.02 $^{\circ}$ 40'W. 161.00 feet, thence N.89 $^{\circ}$ 27'E. 310.00 feet, thence N.03 $^{\circ}$ 46'E. 212.00 feet, thence N.76 $^{\circ}$ 40'W. 196.38 feet to the point of beginning. Said parcel contains 1.54 Acres.

NOTE: The East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12-75-28 is assumed to bear due north and south.

EXCEPTING THEREFROM:

A parcel of land described as commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 12, T 75 N, R 28W of the 5th P.M., Madison County, Iowa; thence South 00 $^{\circ}$ 52'12" West 170.49 feet to the point of beginning. Thence continuing South 00 $^{\circ}$ 52'12" West 46.85 feet; thence South 68 $^{\circ}$ 07'33" West 136.00 feet; thence South 02 $^{\circ}$ 32'57" West 161.00 feet; thence North 89 $^{\circ}$ 48'03" East 175.54 feet; thence North 00 $^{\circ}$ 33'24" East 247.07 feet; thence North 76 $^{\circ}$ 18'54" West 45.14 feet to the point of beginning. Said parcel contains 0.80 Acres.

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: March 31, 1989

On this 31st day of March, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice R. Hay and Joyce A. Hay

Maurice R. Hay
Maurice R. Hay (Grantor)

Joyce A. Hay
Joyce A. Hay (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.

John E. Casper
John E. Casper Notary Public

(Grantor)
(Grantor)

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

DEED RECORD 125

RECORDED
MADISON COUNTY IOWA
SEPT. 7, 1989

For deed to correct error in legal description - see deed # 125-750