

Completed

FILED NO. 57

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00
Transfer \$25.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One (\$1.00)-----
Dollar(s) and other valuable consideration, MAURICE W. HATFIELD and DONA HATFIELD, husband and wife,

do hereby Convey to DIANE K. HUGHES and LEONE F. SECREST, as Tenants in Common,

the following described real estate in Madison County, Iowa:

An undivided remainder interest in one-half (1/2) of my one-third (1/3) undivided interest in the real estate described in "Exhibit A", reserving a life estate to Maurice W. Hatfield.

Grantor states that for tax purposes, the value of his interest in this real estate, prior to this deed, is \$73,640.00.

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: 11 July 1989

On this 11 day of July, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice W. Hatfield and Dona Hatfield

Maurice W. Hatfield
Maurice W. Hatfield (Grantor)

Dona Hatfield
Dona Hatfield (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)

(Grantor)

(Grantor)

The Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-four (24) and the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa,

AND

The North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, excepting therefrom a tract 10 rods square in the Southeast corner thereof used for church purposes, *except*

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 25, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of Section 25, T75N, R27W of the 5th P.M., Madison County, Iowa; thence along the East line of said Section 25, South $00^{\circ}00'00''$ 648.87 feet; thence North- $88^{\circ}59'55''$ West 513.05 feet; thence North $01^{\circ}31'35''$ West 344.36 feet; thence North $89^{\circ}19'53''$ West 330.63 feet; thence North $00^{\circ}42'15''$ West 301.71 feet to the North line of said Section 25; thence along said North line South $89^{\circ}20'21''$ East 856.52 feet to the Point of Beginning. Said tract of land contains 10.025 acres, including 1.115 acres of county road right of way.

AND

The East One-half ($E\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-five (25) Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M.

AND

The South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-seven (27), and the South Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and a strip of land Eight (8) rods wide off the West side of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty (30), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, AND

South One-Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-nine (29),
Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Thirty (30),
East Ten (10) acres of the Southwest Quarter ($SW\frac{1}{4}$) Southeast Quarter ($SE\frac{1}{4}$) of Section Thirty (30),
Northeast Quarter of the Northeast Quarter ($NE\frac{1}{4}$ $NE\frac{1}{4}$) of Section Thirty-one (31),
Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty-one (31), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa