

72,150⁰⁰
IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
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REAL ESTATE TRANSFER
TAX PAID 10
STAMP #
\$ 79.26
Mary E. Welty
RECORDER
7-14-89 Madison
DATE COUNTY

Completed FILED NO. 97
BOOK 125 PAGE 721
89 JUL 19 AM 9:28
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00
Transfer \$15.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)
Dollar(s) and other valuable consideration, JAMES W. QUINN and JOETTE JANE DOHRMANN, husband
and wife

do hereby Convey to JAMES J. DONAHEY, a single person

the following described real estate in Madison County, Iowa:

See attached legal description

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: July 14, 1989

On this 14th day of July, 19 89, before me, the undersigned, a Notary Public in and for said State, personally appeared James W. Quinn and Joette Jane Dohrmann

James W. Quinn
James W. Quinn (Grantor)

Joette Jane Dohrmann
Joette Jane Dohrmann (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.

A. ZANE JOE G. SIM Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)

Please type or print names under signatures as per Sec 335.2 Code of Iowa

A strip of land 100 feet in width extending over and across the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th Principal Meridian, said strip of land being 50 feet in width on each side of the center line of the main tract (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago and North Western Transportation Company), as said main tract center line was originally located and established over and across said Section Thirty-six (36), AND A strip of land 100 feet in width extending over and across the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th Principal Meridian, said strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company, (later the Chicago, Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section Thirty-one (31), AND A strip of land 100 feet in width lying Northerly of and adjoining the above described 100 foot wide strip of land in the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-one (31), and lying Easterly of a line drawn at right angles to said original main tract center line at a point thereon distant 850 feet Easterly of the intersection thereof with the West line of said Section Thirty-one (31), AND A strip of land 100 feet in width lying Southerly of and adjoining and above described 100 foot wide strip of land in the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-one (31), and lying Easterly of a line drawn at right angles to said original main track center line at a point thereon distant 850 feet Easterly of the intersection thereof with the West line of said Section Thirty-one (31), subject to roads and highways, if any,
and

All that part of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36) which lies North of the right of way conveyed to Chicago, St. Paul & Kansas City Railway Company, and containing 22.73 acres more or less, in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M.; and all that part of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31) which lies South of said Railway right of way, and containing 58.5 acres more or less, in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., and the Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), except the East 500 feet thereof, of Section Thirty (30), and all that part of the West Fractional Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31) which lies North of the right of way conveyed to the Chicago, St. Paul and Kansas City Railway Company, except commencing at the Northeast corner of said tract and running thence West 500 feet, thence South 904.5 feet, thence East 500 feet, thence North 905.32 feet to the point of beginning, all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., and the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa. and all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South of the South line of the right of way of the Chicago, Great Western Railway Company as the same is now located across said 40 acre tract and containing 14 acres more or less,

Chicago