

RECORDED

FILED NO. 213
BOOK 125 PAGE 760
89 AUG -7 PM 12: 52

COMPUTER

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 ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, TIM HIBDON and DELLA M. A. HIBDON, Husband and Wife

do hereby Convey to JACK HAMMANS

the following described real estate in Madison County, Iowa:

A parcel of land located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 23, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the East line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) North 0°00'00" 744.69 feet; thence North 90°00'00" West 11.84 feet to the Point of Beginning; thence North 90°00'00" West 258.54 feet; thence North 00°00'00" 569.29 feet; thence North 89°28'46" East 220.00 feet to the westerly right of way line of U.S. Highway #169; thence along the westerly right of way line, South 00°39'41" West 256.57 feet; thence South 07°30'49" East 317.47 feet to the Point of Beginning. Said parcel contains 3.000 acres, including 0.104 acres of U.S. Highway right of way.

This deed is given in lieu of forfeiture of a Real Estate Contract dated November 5, 1988, and recorded in Book 125, Page 33 of the Recorder's office of Madison County, Iowa. This deed is an absolute conveyance and is not given as security for any loan.

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: _____

On this 5th day of August,
19 89, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Tim Hibdon and Della M. A. Hibdon

Tim Hibdon
Tim Hibdon (Grantor)

Della M. A. Hibdon
Della M. A. Hibdon (Grantor)

Some 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

(Grantor)

(Grantor)

[Signature]
Notary Public
(This form of acknowledgment for individual grantor(s) only)

