

REAL ESTATE TRANSFER  
TAX PAID 14  
STAMP #  
113 30  
*Shirley H. Henry*  
RECORDER  
8-15-89 Madison  
DATE COUNTY

[Compared]

COMPUTER

FILED NO. 277

BOOK 125 PAGE 793

Fee \$10.00  
Transfer \$25.00

89 AUG 15 PH 1:47

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One Hundred Three Thousand Two Hundred Fifty and no/100  
Dollar(s) and other valuable consideration, William L. Ryner, also known as William  
Larry Ryner and Larry Ryner, single

do hereby Convey to Daniel K. Ryner

the following described real estate in Madison County, Iowa:

All of my undivided right, title and interest in and to the real  
estate legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 MISSOURI, ss:  
JACKSON COUNTY,

Dated: August 11, 1989

On this 11th day of August,  
19 89, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
William L. Ryner

*William L. Ryner*  
William L. Ryner (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.

(Grantor)

(Grantor)

Bernie Ruch Notary Public

(Grantor)

(This form of acknowledgment for individual grantors only)  
Notary Public - State of Missouri

Commissioned in Jackson County

My Commission Expires December 11, 1990

## EXHIBIT "A"

The South Ten (10) acres of the Northeast Quarter (1) of the Southwest Quarter (1) and the North One-half (1) of the Southeast Quarter (1) of the Southwest Quarter (1) and the Southwest Quarter (1) of the Southeast Quarter (1) of Section Eight (8), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; and, The South Half (1) of the Southwest Quarter (1) of the Northeast Quarter (1) of Section Eight (8), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; and, The Northwest Quarter (1) of the Southeast Quarter (1) and the South Half (1) of the Southeast Quarter (1) of the Northwest Quarter (1) and the North Three-fourths (3/4) of the Northeast Quarter (1) of the Southwest Quarter (1) of Section Eight (8); and, the West Half (1) of the Northeast Quarter (1) of the Southwest Quarter (1) and the Northeast Quarter (1), except that part thereof lying South and East of the public highway, of Section Thirty (30); and the West One-fourth (1) of the Southeast Quarter (1) and the East One-fourth (1) of the Southwest Quarter (1) and the Southwest Quarter (1) of the Southeast Quarter (1) of the Northwest Quarter (1) of the Southeast Quarter (1) of the Southwest Quarter (1) of Section Nineteen (19), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; and, The South 70 acres of the East Three-fourths (3/4) of the Southeast Quarter (1) and all that part of the North 50 acres of said East Three-fourths (3/4) of the Southeast Quarter (1) lying South of the South line of the public highway as now located and extending Easterly and Westerly across the South part of said 50-acre tract and containing 4 acres, more or less, of Section Nineteen (19), except a tract of land commencing at the Northwest corner of the South Seventy (70) acres of the East Three-fourths (3/4) of the Southeast Quarter (1) of Section Nineteen (19), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 290 feet, thence East 225 feet, thence North 290 feet, thence West 225 feet to the Point of beginning, and except a tract of land commencing at the South Quarter (1) corner of Section Nineteen (19), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence easterly along the South line of the Southeast Quarter (1) of said Section Nineteen (19), 654.4 feet to the centerline of the existing county road, thence North 0°37'00" West along the centerline of said county road 520.0 feet, thence westerly along a line parallel to the south line of said Southeast Quarter (1) of Section Nineteen (19), 33.0 feet to the point of beginning, thence westerly along a line parallel to the south line of said Southeast Quarter (1) of Section Nineteen (19), 224.5 feet, thence North 0°37'00" West 210.0 feet, thence easterly along a line parallel to the south line of said Southeast Quarter (1) of Section Nineteen (19), 224.5 feet to a point at the west right-of-way line of said county road, thence South 0°37'00" East, along said west right-of-way line of said county road 210.0 feet to the point of beginning, said parcel containing 1.08 acres, more or less, and except a tract of land commencing at the South Quarter (1) Corner seven (7) West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 654.40 feet along the south line of the Southeast Quarter (1) of said Section Nineteen (19) to the centerline of a county road and the point of beginning, thence continuing North 90°00' East 141.70 feet along said south line, thence North 03°23' East 148.44 feet, thence North 87°32' West 150.25 feet to the centerline of said county road, thence South 00°08' West 154.65 feet to the point of beginning, said parcel contains 0.5075 Acres including 0.1166 Acres of County road right-of-way and is situated in the Southwest Quarter (1) of the Southeast Quarter (1) of Section Nineteen (19), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; and, the North Half (1) of the Northeast Quarter (1) of the Southwest Quarter (1) except the East Four (4) acres thereof and except all that part thereof lying North of the public highway as now located across said tract and containing Three (3) acres, more or less, and the South Three-fourths (3/4) of the Southwest Quarter (1) except 1.78 acres more or less described as beginning at the Northwest corner thereof, thence Easterly 568 feet to a point on the center line of the existing highway, thence at an angle of 116°-53' to the right from the line last described a distance of 60.6 feet to a point on the center line of said highway, thence at an angle of 26°-49' to the right from the line last described a distance of 81.3 feet to a point on the center line of said highway, thence at an angle of 22°-52' to the right from the line last described a distance of 149.8 feet to a point on the center line of said highway, thence at an angle of 4°-05' to the right from the line last described a distance of 333 feet to a point on the center line of said highway and on the West line of Section Twenty (20), thence Northerly 191.9 feet to the place of beginning, and except a tract commencing at the South Quarter (1) corner of said Section Twenty (20), thence North 941 feet, thence South, 87° 45' West, 899 feet, thence South, 57°26' West, 492.5 feet, thence South, 18° 57' West, 312.35 feet, thence South, 28° 45' West, line 1555 feet to the point of beginning, in Section Twenty (20), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except a parcel of land located in the Northeast Quarter (1) of the Southwest Quarter (1) of Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of the Northeast Quarter (1) of the Southwest Quarter (1) of Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence, along the west line of said Northeast Quarter (1) of the Southwest Quarter (1), South 00°00'00" 262.18 feet to the Point of Beginning, thence North 89°10'27" East 163.30 feet to the centerline of a county road, thence Easterly 189.18 feet along said centerline and a curve concave northerly, having a radius of 167.00 feet, a central angle of 64°54'17", and a chord bearing South 80°26'49" East 179.22 feet, thence North 67°06'03" East 163.41 feet, thence North 60°49'17" East 223.00 feet to the beginning of a curve, thence Easterly 248.04 feet along said curve concave southerly, having a radius of 750.00 feet, a central angle of 18°56'57" and a chord bearing North 70°17'45" East 246.91 feet, thence North 79°46'14" East 139.20 feet, thence, departing said centerline, South 00°21'40" West 522.98 feet, thence South 81°23'27" West 999.22 feet, thence North 33°24'13" West 82.72 feet, thence North 81°36'52" West 18.09 feet to the west line of the Northeast Quarter (1) of the Southwest Quarter (1) of said Section Twenty (20), thence, along said west line, North 00°00'00" 347.97 feet to the Point of Beginning, said parcel of land contains 10.460 Acres, including 0.751 Acres of County Road Right of Way, and except land deeded to Madison County, Iowa, for road purposes; and, The North Half (1) of the Northeast Quarter (1) and the Northeast Quarter (1) of the Northwest Quarter (1) of Section Seventeen (17), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M.