

IOWA STATE BAR ASSOCIATION  
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYER  
FILED NO. 346

REAL ESTATE TRANSFER TAX PAID <u>21</u> STAMP #
\$ <u>14</u> <u>30</u>
<i>Sheiloy H. Henry</i> RECORDER
<u>8-24-89</u> <u>Madison</u> DATE

COMPUTER

BOOK 126 PAGE 22

89 AUG 24 AM 10: 13

COMPUTER

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$10.00

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of THIRTEEN THOUSAND FIVE HUNDRED----- (\$13,500.00)  
Dollar(s) and other valuable consideration, David Roy Van Winkle and Oda LaVonne Van Winkle,  
Husband and Wife

do hereby Convey to James A. Burrell, a/k/a James Allen Burrell

the following described real estate in Madison County, Iowa:  
A parcel of land described as commencing at the Southwest Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Five (5), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which is the Point of Beginning, thence N 88 degrees 53 minutes East along South line of said Section Five (5) 649.1 ft., thence N 15 degrees 40 minutes West 251.7 feet, thence North 90 degrees 00 minutes West 581.0 feet to the West line of Southeast Quarter (SE 1/4) of said Section 5, thence South 00 degrees 00 minutes 252.0 ft. to Point of beginning, containing 3.5158 acres, including 0.2025 acres of County Road right-of-way; AND

A parcel of land described as commencing at the Northwest Corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Eight (8), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which is the Point of Beginning, thence South 00 degrees 00 minutes along West line of Northeast Quarter (NE 1/4) of said Section Eight (8) 91.0 feet. thence North 90 degrees 00 minutes East 678.0 ft., thence North 15 degrees 40 minutes West 107.6 feet to the North line of said Section 8, thence South 88 degrees 53 minutes West along North line of said Section Eight 649.1 feet to Point of Beginning, containing 1.4843 acres, including 0.0731 acres of county road right-of-way; and

An easement to the well located just North of the homesite for water lines, the right to use said well which will remain the property of Sellers, and ingress and egress to said well for the purpose of maintaining said well and the pumps and switches which are the property of Buyers; that Sellers will be under no obligation for the repair, maintenance, or adequacy of the well, pipes, pumps or switches; that the Buyers will construct and maintain an adequate fence around said real estate.

This Deed is given in fulfillment of a Real Estate Contract dated 7/20/76 and filed for record on 9/16/76 at Book 106, Page 113, in the office of Mad. Co. Recorder

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 TEXAS, ss: HARRIS COUNTY,

Dated: July, 1989.

On this 15 day of July, 19 89, before me, the undersigned, a Notary Public in and for said State, personally appeared David Roy Van Winkle and Oda LaVonne Van Winkle

David Roy Van Winkle (Grantor)  
Oda LaVonne Van Winkle (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)

*Salvador Alvarez*  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)