

FILED NO. 1758

BOOK 126 PAGE 429

90 MAR -2 AM 10: 23

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

| | |
|------------------------------|----------------|
| REAL ESTATE TRANSFER | |
| TAX PAID <u>3</u> | |
| STAMP # <u>55</u> | |
| \$ <u>55</u> | |
| <u>Shelby J. Henry, Rec.</u> | |
| RECORDER | |
| <u>3-2-90</u> | <u>Madison</u> |
| DATE | COUNTY |

Compared

IND. _____
REC. _____
PAGE _____

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---Fifty-one Thousand
Dollar(s) and other valuable consideration, FRANCES G. USSERY, single and unmarried,

do hereby Convey to MIRIAM C. DUNLAP, married,

the following described real estate in Madison County, Iowa:

A parcel of land in the North Half (½) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as commencing at the Southeast corner of the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section; thence South 82°37'51" West 1,584.22 feet along the South line of the North Half (½) of said Section to point of beginning; thence continuing South 82°37'51" West 543.49 feet to the West Quarter (¼) Corner of said Section; thence North 1,609.13 feet along the West line of the North Half (½) of said Section to the South right of way line of Iowa Highway No. 92; thence South 88°44'08" East 101.18 feet along said right of way line; thence South 78°21'39" East 110.33 feet along said right of way line to the centerline of a county road right of way, thence South 67°55'05" East 108.20 feet; thence South 61°19'09" East 112.91 feet; thence South 51°58'15" East 165.64 feet; thence South 1,318.02 feet to point of beginning, containing 18.621 Acres including 0.197 Acres of county road right of way.

This Deed is given in fulfillment of a certain real estate contract between Frances G. Ussery and Thomas G. Francis and Linda J. Francis, husband and wife, dated March 19, 1980, and recorded in Deed Record 109 at Page 742 of the records of Madison County, Iowa, which contract was assigned to the grantee herein. This transfer is exempt from declaration of value and groundwater hazard statement filing requirements.



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:
DALLAS COUNTY,

Dated: February 27, 1990

On this 27 day of February,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Frances G. Ussery, single and unmarried,

Frances G. Ussery
(Frances G. Ussery) (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)

Miss May Krause
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)