

REAL ESTATE TRANSFER  
TAX PAID 8  
STAMP #  
\$ 70.95  
*Shirley D. Hegarty*  
RECORDER  
3-15-90 Madison  
DATE COUNTY

FILED NO. 1820  
BOOK 126 PAGE 468  
90 MAR 15 AM 9:09  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Sixty-four Thousand Nine Hundred One and no/100 (\$64,901) - - -  
Dollar(s) and other valuable consideration, Fay Mountain, an unmarried person,

do hereby Convey to Sylvester Bunda and Donna L. Bunda, as tenants in common,

the following described real estate in Madison and Union County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-two (32),  
Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P. M.,  
Madison County, Iowa;

and

A parcel of land described as commencing at the Northeast Corner of Section Five (5),  
Township Seventy-three (73) North, Range Twenty-eight (28) West of the 5th P. M. Union  
County, Iowa, which is the point of beginning; thence N90°00'W, along the North line  
of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Five (5), 1,174.2 feet; thence S13°20'E,  
1,021.4 feet; thence South S11°44'E, 925.0 feet; thence S3°08'E, 677.5 feet to the  
South line of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Five (5); thence N89°56'E,  
703.0 feet to the East line of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Five (5);  
thence N00°14'E, 2,575.3 feet to the Point of Beginning containing 52.7158 Acres  
including .08464 Acres of County road right-of-way.

The North line of the NE $\frac{1}{4}$  of Section 5, Township 73 North, Range 28 West is assumed to  
bear due East and West.

This Warranty Deed is given in fulfillment of a recorded Real Estate Contract.  
Contract recorded in Madison County, Iowa, on January 17, 1977, in Deed  
Record Book 106, at Page 313.  
Contract recorded in Union County, Iowa, on January 24, 1977, in Deed  
Record Book 396 at Page 624.

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: February 8, 1990

On this 28<sup>th</sup> day of February  
19 90, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Fay Mountain

Fay Mountain  
Fay Mountain (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.

Verda Oree  
Verda Oree Notary Public (Grantor)

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

