

FILED NO. 1404

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Compared

IND.
REC.
PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00, Trans \$10.



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)-----
Dollar(s) and other valuable consideration, ISABELLA GODBY, Single,

do hereby Convey to JOHN F. GODBY, Trustee of the Trust Created under a Trust Agreement
dated December 18, 1989

the following described real estate in Madison County, Iowa:

All that part of the West Half (1/2) of the Southeast Quarter (1/4) of Section One (1) which lies North of the right-of-way of the Chicago, Rock Island & Pacific Railroad, in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, AND commencing at the Northeast corner of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence South 33 feet to the point of beginning, thence South 338.5 feet along the East line of said Section Two (2), thence in a Northwesterly direction along the right-of-way line of the Chicago Rock Island & Pacific Railway 119.4 feet, thence North 310.4 feet, thence East 116 feet to the point of beginning, containing 0.864 acres, more or less, subject to the rights of the public and of Madison County for a roadway over and across the East 33 feet thereof.

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: Dec. 18, 1989

On this 18 day of December,
19 89, before me, the undersigned, a Notary Public
in and for said State, personally appeared Isabella Godby

Isabella Godby
Isabella Godby (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)

(Grantor)

(Grantor)

Jerrold B. Oliver
Notary Public
(This form of acknowledgment for individual grantor(s) only)

