

FOR THE LEGAL EFFECT OF THE USE
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FILED NO. 1453

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90 JAN 15 AM 9:51

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

IND.
REC.
PAGE

Fee \$5.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Estate planning purposes

Russell T. Henry and M. Jane Henry,
husband and wife,

do hereby Convey to Russell T. Henry and M. Jane Henry, husband and wife,
as Joint Tenants with full right of ownership in the Survivor, not
as Tenants in Common

the following described real estate in Madison County, Iowa:

A parcel of land in Lot Five (5) in the East One-half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows, to-wit:

Commencing at the North Quarter (N $\frac{1}{4}$) corner of said Section 7, thence West 586.0 feet to the centerline of U.S. Highway No. 169, thence South 16 $^{\circ}$ 44' East 464.5 feet, thence South 4 $^{\circ}$ 54' East along the centerline of said highway 1683.9 feet to the point of beginning, running thence North 87 $^{\circ}$ 06' East 293.5 feet to the centerline of a county road which is the East line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 7, thence North 0 $^{\circ}$ 46' East 183.0 feet along the said East line, thence South 87 $^{\circ}$ 06' West 311.6 feet to the centerline of said U. S. Highway No. 169, thence South 4 $^{\circ}$ 54' East along the centerline of said highway 182.7 feet to the point of beginning. (Containing 1.2683 acres, including 0.1260 acres of county road right-of-way and 0.2097 acres of U. S. Highway No. 169 right-of-way).

No Transfer Tax
Exempt pursuant to Section 428A.2(11)

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

DATED: December 14, 1989

ss: MADISON COUNTY,

On this 15 day of January,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Russell T. Henry and M. Jane Henry,
husband and wife,

Russell T. Henry
Russell T. Henry (Grantor)

M. Jane Henry
M. Jane Henry (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

Wilma Breeding
Wilma Breeding Notary Public

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

(Grantor)

(Grantor)