

REAL ESTATE TRANSFER
TAX PAID 11
STAMP #
\$ 26.95
Mary E. Welty
RECORDER
2-5-90 Madison
DATE COUNTY

Prepared

FILED NO. 1598
BOOK 126 PAGE 371
90 FEB -5 PM 3:16
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
No Fee



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Twenty-four Thousand Nine Hundred Seventy-eight & 46/100 (\$24,978.46) Dollar(s) and other valuable consideration, Catherine Kilpatrick, a single person,

do hereby Convey to Madison County, Iowa, a municipal corporation,

the following described real estate in Madison County, Iowa:

Commencing at the northwest corner of the Southeast Quarter of Section 31, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa;

thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the north line of said Southeast Quarter 232.27 feet;

thence South 00 degrees 17 minutes 16 seconds East 198.00 feet to the southerly line of the former right of way of the Chicago, Rock Island and Pacific Railroad and the point of beginning;

thence continuing South 00 degrees 17 minutes 16 seconds East 858.38 feet to the centerline of the existing Madison County highway;

thence North 89 degrees 44 minutes 17 seconds East along the centerline of the existing Madison County highway 281.58 feet;

thence North 00 degrees 09 minutes 49 seconds West 857.08 feet to the southerly line of said former railroad right of way;

thence North 90 degrees 00 minutes 00 seconds West 283.44 feet along said former right of way line to the point of beginning and containing 5.56 acres more or less, including 0.36 acres of highway right of way over the southerly 55.00 feet thereof and subject to encumbrances of record.

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: the 12th day of January, 1990

On this 12th day of January, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Catherine Kilpatrick

Catherine Kilpatrick
Catherine Kilpatrick (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.

Jane A. Dawson
Notary Public

(Grantor)
(Grantor)
(Grantor)
(Grantor)

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

