

REAL ESTATE TRANSFER
TAX PAID 44
STAMP # 95
\$92
Mary E. White
RECORDER
8-30-90 Madison
DATE COUNTY

FILED NO. **491**
BOOK 128 PAGE 78
90 AUG 30 AM 8:23

MADE BY THE
RECORDER
MADISON COUNTY, IOWA
Fee \$ 5.00, Trans. \$5.00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of EIGHTY-FIVE THOUSAND AND NO/100----- (\$85,000.00)
Dollar(s) and other valuable consideration, ROBERT F. SANDAHL and SUZANNE SANDAHL, Husband
and Wife,

do hereby Convey to THOMAS A. HEROLD and REBECCA A. HEROLD

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

A parcel of land located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence along the North line of said Southeast Quarter (¼) South 86°48'53" West 138.46 feet to the Point of Beginning; thence South 35°19'22" West 434.19 feet; thence South 36°38'31" West 536.25 feet; thence North 76°46'06" West 508.75 feet to the centerline of a county road; thence along said centerline North 01°38'49" East 421.90 feet to the beginning of a curve concave southeasterly; thence Northeasterly 304.17 feet along said curve, having a radius of 204.64 feet, a central angle of 85°10'04" and a chord bearing North 44°13'41" East 276.93 feet; thence continuing along said centerline North 86°48'53" East 862.37 feet to the Point of Beginning. Said parcel of land contains 12.444 acres, including 1.434 acres of county road right-of-way; AND a 20-foot wide water line and well easement located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, the centerline of which is more particularly described as follows: Commencing at the Southeast Corner of the above-described 12.444-acre parcel of land; thence along the Southerly line of said parcel North 76°46'06" West 90.00 feet to the point of beginning of said centerline of 20-foot wide easement; thence South 32°19'37" West 669.56 feet to the termination of said centerline of easement.

This water line and well easement includes the right of the grantees and their successors and assigns to enter the easement property at any time for purposes of construction, repair or removal of the water line, well and auxiliary equipment. This water line and well easement shall run with the land.

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: 8-27-90

On this 27 day of August
1990 before me the undersigned, a Notary Public in and for said State, personally appeared
Robert F. Sandahl and
Suzanne Sandahl

Robert F. Sandahl
Robert F. Sandahl (Grantor)
Suzanne Sandahl
Suzanne Sandahl (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.

Robert F. Sandahl
Suzanne Sandahl Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)
(Grantor)