

REAL ESTATE TRANSFER  
TAX PAID  
STAMP # 23  
\$ 9.25  
Mary G. Kelly  
RECORDER  
9-25-90 Madison  
DATE COUNTY

FILED NO. 695

BOOK 128 PAGE 146

SO SEP 25 AM 8:28

IND. REC. PAGE

MARY G. KELLY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$ 10.00. Trans \$5.00

Compared



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of EIGHT THOUSAND AND NO/100 (\$8,000.00)  
Dollar(s) and other valuable consideration, DOROTHY A. GRAY, Single,

do hereby Convey to A. JOHN MARTIN

the following described real estate in Madison County, Iowa:

See description of real estate attached as Exhibit "A".

This deed is given in partial satisfaction of a Real Estate Contract recorded  
in Deed Record 108, Page 512 of the Madison County Recorder's office.

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: September 24, 1990

On this 24th day of September, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Dorothy A. Gray

Dorothy A. Gray  
Dorothy A. Gray (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.

Stephen Walters  
Stephen Walters Notary Public  
(This form of acknowledgment for individual grantor(s) only)

(Grantor)  
(Grantor)  
(Grantor)

**"EXHIBIT" A**

A tract of land in Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa; thence North  $84^{\circ}30'00''$  East, 331.91 feet along the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30); thence South  $01^{\circ}57'48''$  East, 453.12 feet; thence South  $17^{\circ}00'25''$  East, 165.41 feet; thence North  $89^{\circ}02'50''$  West, 252.44 feet; thence North  $88^{\circ}47'22''$  West, 377.29 feet; thence South  $00^{\circ}24'46''$  East, 831.28 feet; thence South  $83^{\circ}52'53''$  West, 578.17 feet; thence North  $00^{\circ}13'06''$  West, 546.11 feet; thence South  $88^{\circ}59'08''$  West, 49.50 feet; thence North  $00^{\circ}20'06''$  West, 812.93 feet to the North line of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30); thence along said North line, North  $83^{\circ}15'15''$  East, 57.82 feet; thence North  $00^{\circ}02'32''$  East, 230.27 feet to the South line of a public road; thence along said South line, South  $80^{\circ}26'14''$  East, 814.26 feet to the point of beginning, said tract of land contains 28.778 Acres together with an easement for a water line one rod wide, the centerline being described as follows: Commencing at the Northwest Corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa; thence South  $11^{\circ}43'40''$  West, 581.61 feet to the point of beginning, thence South  $09^{\circ}23'45''$  West, 687.33 feet to the terminus, bearings are based on the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-six (26), which is assumed to bear North  $84^{\circ}30'00''$  East, except for a parcel of land in the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), in 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 Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30); thence South  $54^{\circ}21'24''$  West 201.54 feet to the point of beginning; thence South  $05^{\circ}21'47''$  West 452.15 feet; thence South  $88^{\circ}47'22''$  East 348.08 feet; thence North  $05^{\circ}13'00''$  East 468.51 feet; thence South  $88^{\circ}30'43''$  West 348.46 feet to the point of beginning, containing 3.66 Acres, more or less,