IOWA STATE BAR ASSOCIATION Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX PAID STAMP # O'UBBLect COUNT DATE

FILED NO. 2550 BOOK 126 PAGE 697

90 JUN -8 AM 8: 55

MARY E. WELTY RECORDER MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00 Trans. SPACE ABOVE THIS LINE FOR RECORDER

WIFE



WARRANTY DEED

For the consideration of THIRTY-SIX THOUSAND AND NO/100(\$36,000.00)
ollar(s) and other valuable consideration. XXIVXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Oollar(s) and other valuable consideration, ACHMIXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
o hereby Convey to MICHAEL J. O'KEEFE
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the following described real estate in _____MADISON County, Iowa:

> A parcel of land in the South Three-fourths (3/4) of the West Onefourth (1) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying North of County Highway P-71 (Old U.S. #169) and described as follows: Beginning at the Southwest Corner of Section Twelve (12), in Township Seventy-four (74) North, Range Twentyeight (28) West of the 5th P.M., Madison County, thence South 89°54'15" East 1,289.66 feet along the South line of said Section Twelve (12), thence North 43°52'48" East 27.48 feet along the centerline of County Highway P-71, thence North 00°41'48" East 1,306.19 feet to the Northeast corner of the Southwest Quarter $(\frac{1}{4})$ of the Southwest Quarter (4) of said Section Twelve (12), thence North 00°23'39" East 1,309.71 feet to the Northeast Corner of the Northwest Quarter (1) of the Southwest Quarter (1) of said Section Twelve (12), thence North 00°20'09" East 653.19 feet along the East line of the Southwest Quarter $(\frac{1}{4})$ of the Northwest Quarter $(\frac{1}{4})$ of said Section Twelve (12), thence North 89°49'54" West 1,318.16 feet to the West line of the Southwest Quarter (1) of the Northwest Quarter (4) of said Section Twelve (12), thence South 00°20'09" West 657.06 feet to the West Quarter $(\frac{1}{4})$ Corner of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-eight (28), thence South 00°20'09" West 2,633.46 feet to the point of beginning; said parcel contains 99.35 acres, including 0.12 acres of public road right-of-way.

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, ss:	Dated: <u>June 6, 1990</u>	
MADISONCOUNTY,	2	
On this 6th day of Kxx June ,		
19 _96_ , before me, the undersigned, a Notary Public	total / x and	
in and for said State, personally appeared	John Jack J. Garr	(Grantor)
	Show O.	alk_
to me known to be the identical persons named in and who	(Sherron L. Carr	(Grantor)
executed the foregoing instrument and acknowledged	TUCTO	
that they executed the same as their voluntary act and deed		(Grantor)
hala . Jucker of		
Charles E. Tucker, Jr. Notary Public		(Grantor)
(This form of acknowledgment for individual grantor(s) only)		
DEED RECORD 12	26 TARIA	69
Howa State Bar Association		AT WARRANTY DEED

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101 WARRANTY DEED