

\$ 131 45

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



WARRANTY DEED (CORPORATE)

Know All Men by These Presents:

That Madison County Historical Society, Inc.
having its principal place of business at Winterset in Madison
County and State of Iowa, a corporation organized and existing under the
laws of Iowa, in consideration of the sum of One Hundred Twenty Thousand
and no/100 (\$120,000.00) - - - - -
in hand paid does hereby CONVEY unto Jack A. Cavanah and Marjorie S. Cavanah,
husband and wife, as joint tenants and not as tenants in common

Grantees' Address: 6509 J. Francis, Johnston, Iowa 50131
the following described real estate situated in Madison County, Iowa, to-wit:

See Exhibit "A" attached hereto and made a part hereof

REAL ESTATE TRANSFER
TAX PAID 38
STAMP #
\$ 131 45
Mary E. Welty
RECORDER
8-27-90 Madison
DATE COUNTY

FILE NO. 441
BOOK 128 PAGE 57
SO AUG 27 AM 8:04
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$ 10.00
Transfer \$ 10.00

This Deed given in fulfillment of real estate contract dated
October 9, 1985, and recorded on October 22, 1985 in Deed
Record 120 at page 301 in the office of the Madison County Recorder.

And said Corporation hereby covenants with said grantees, and successors in interest, that it holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be above stated; and it covenants to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

IN WITNESS WHEREOF said corporation has caused this instrument to be duly executed this 15
day of August, 19 90.

MADISON COUNTY HISTORICAL SOCIETY, INC.

By Wayne Breeding
Wayne Breeding, President Title

By Thelma Frank
Thelma Frank, Secretary Title

Winterset, Iowa 50273
(Grantors' Address)

Please type or print names under signatures as per Sec. 338.2 Code of Iowa as amended

STATE OF IOWA MADISON COUNTY, ss.

On this 15 day of AUGUST, A.D. 19 90, before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne Breeding and Thelma Frank both personally known, who, being by me duly sworn, did say that they are the President and Secretary respectively, of said corporation; that (no seal has been procured by the said)

corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Wayne Breeding and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

C R Bentz Notary Public in and for said State of Iowa.

EXHIBIT A

Security Abstract & Title Co., Madison Co., Iowa

The West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the West 2.56 acres of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-eight (28); and the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-eight (28) and the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-three (33) and a tract of land described as follows, to-wit: Commencing 10.8 rods West of the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-three (33), thence West to the Northwest corner of said 40 acre tract, thence South 6.6 rods, thence East parallel with the North line of said 40 acre tract to a point 6.6 rods South of the place of beginning, thence North to the place of beginning, except the following described tract: - Commencing at a point 6.6 rods South of the Northwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-three (33), thence North to the North Branch of North River in said Section Twenty-eight (28), thence following said stream in a Southeasterly direction to a point 284 feet East of the Northwest corner of the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-three (33), thence following said stream in a Southerly direction to a point 356 feet East of the Northwest corner of said Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), thence following said stream in a Southerly direction to a point 6.6 rods South of the North line of said last described 40-acre tract, thence West to the point of beginning, estimated to contain 9.2 acres, more or less; and a tract described as follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-three (33), running thence West 10.8 rods, thence South 10.6 rods to North Branch, thence in a Northeasterly direction with the meanderings of said creek to a point 12 rods East of the place of beginning, thence West to the place of beginning; and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-three (33), except that part thereof lying South and East of the center of the public highway as the same extends across said 40 acre tract; and all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-three (33) lying and being North and West of the Present public highway as the same now runs through said 40 acre tract; all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa,