

1925

REAL ESTATE TRANSFER
TAX PAID 42
\$ 102.85
Michelle Utzler
3-25-91 Madison
DATE COUNTY

FILED NO. 1925
 BOOK 128 PAGE 571
 91 MAR 25 PM 4:08
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$10.00
 Transfer \$5.00

COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration - \$1.00
Dollar(s) and other valuable consideration, Celia Murriel Cole Shoff, an unmarried person

do hereby Convey to Crawford & Crawford, Inc.

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-one (21), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P. M., Madison County, Iowa, except the following two tracts:

TRACT I: Commencing at the Northeast corner of the said East Half (1/2) of the Northeast Quarter (1/4), thence West 12 rods along the northern boundary of the said Section Twenty-one (21), thence South 20 rods, thence East 12 rods parallel to the said northern boundary of Section Twenty-one (21), thence North to the point of beginning;

TRACT II: A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 21, Township 76 North, Range 29 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of Section 21, T76N, R29W of the 5th P. M., Madison County, Iowa; thence along the East line of Section 21, South 00° 00' 00" 330.00 feet to the Point of Beginning; thence, continuing along said East line, South 00° 00' 00" 709.81 feet; thence South 90° 00' 00" West 207.58 feet; thence North 00° 00' 00" 709.07 feet; thence North 89° 47' 40" East 207.58 feet to the Point of Beginning. Said parcel of land contains 3.381 acres, including 0.820 acres of county road right of way.

The southern boundary of Tract I above in the exception is on the same line as the northern boundary of Tract II above in the exception.

Wherever in the chain of title to the above described real property the names Celia Murriel Cole Shoff and Celia C. Shoff appear, they refer to the same person.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

DATED: March 6, 1991

~~MADISON~~ COUNTY,

CELIA MURRIEL COLE SHOFF

On this 6 day of MARCH, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

By Jerry C. Shoff
Jerry C. Shoff, as holder of her (Grantor) Power of Attorney which is recorded in the office of the Madison County Recorder and continues to be effective.
(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.

(Grantor)

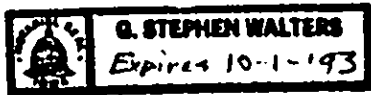
Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

STATE OF IOWA)
MADISON COUNTY)

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On this 6 day of March, 1991, before me, G. Stephen Walters, personally appeared Jerry Shoff, to me known to be the person who executed the foregoing instrument in behalf of ^{Celia} Murriel Cole Shoff, and acknowledged that that person executed the same as the voluntary act and deed of said Murriel Cole Shoff.



G. Stephen Walters
Notary Public in and for the State of Iowa.