

Fee \$5.00
Transfer \$5.00

COMPARED

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 57 75
Michelle Utsler
RECORDER
4-5-91 Madison
DATE COUNTY

FILED NO. 2019
BOOK 128 PAGE 617
91 APR -5 PH 3:58
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Fifty-Three Thousand and 00/100-----
Dollar(s) and other valuable consideration, John E. Trabert and Mary Ann Trabert,
husband and wife,

do hereby Convey to Kathryn H. Conant

the following described real estate in Madison County, Iowa:

Commencing at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence N.0°00' 61.0 feet to the centerline of a county road; thence S.89°28'W. 899.0 feet along the centerline of the county road to point of beginning; thence N.0°45'E. 130.0 feet; thence S.89°29'W. 32.0 feet; thence N.0°45'E. 44.0 feet; thence N.89°28'E. 32.0 feet; thence N.0°45'E. 92.0 feet; thence N.89°47'E. 89.0 feet; thence N.0°00' 211.0 feet; thence S.89°50'W. 327.1 feet; thence S.0°43'W. 479.0 feet to the centerline of a county road; thence N.89°28'E. 240.0 feet to point of beginning containing 3.030 Acres including 0.193 Acres of county road right of way. NOTE: The east line of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, is assumed to bear due north and south.

Given in satisfaction of a certain real estate contract dated July 3, 1981, recorded in Book 115, Page 197.

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,
Polk COUNTY, SS:

DATED: Feb 22, 1991

On this 22nd day of February, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared John E. Trabert and Mary Ann Trabert, husband and wife,

John E. Trabert
John E. Trabert (Grantor)

Mary Ann Trabert
Mary Ann Trabert (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.

Kathryn H. Gilbraith
Notary Public
Expires 6-13-92

(Grantor)

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