

FILED NO. 2275

Fee \$5.00
Transfer \$5.00

BOOK 128 PAGE 711

91 MAY -8 PH 3: 59

COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One ----- (\$1.00)
Dollar(s) and other valuable consideration,
DEAN FRITZ AND PEGGY K. FRITZ, husband and wife

do hereby Convey to DEAN FRITZ and PEGGY K. FRITZ, as Tenants in Common

the following described real estate in Madison County, Iowa:

The fractional Northeast Quarter (¼) of Section Two (2), and the East Three-fourths (¾) of the East Fractional Half (½) of the Northwest Fractional quarter (¼) of Section Two (2), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as follows, to-wit: Commencing at the Northwest Corner of Section Two (2), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; running thence East 1647.96 feet along the North line of said section to the Northeast corner of the West Quarter (¼) of the East Half (½) of the Northwest Quarter (¼) of said Section; thence South 00°00'54" West 70 feet to the South right of way line of Iowa Highway 92, being the point of beginning; thence continuing South 00°00'54" West 293.46 feet; thence South 89°40'17" West 589.40 feet; thence North 01°01'25" East 83.39 feet; thence North 89°47'02" West 79.54 feet; thence North 00°16'05" East 208.17 feet; thence along the aforesaid right of way line East 232.99 feet; thence North 55°07'09" East 40.23 feet; thence East 100 feet; thence South 70°12'02" East 53.14 feet; thence East 250.56 feet to the point of beginning, containing 4.402 acres, more or less.

This is a deed between husband and wife without actual consideration, therefore no Declaration of Value or Groundwater Hazard Statement is required.

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: May 7, 1991

On this 8 day of May, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Dean Fritz (Grantor)

Peggy K. Fritz (Grantor)

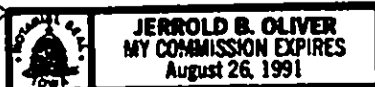
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jerrold B. Oliver Notary Public

(Grantor)

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

DEED RECORD 128



PLEASE TYPE OR PRINT NAMES UNDER SIGNATURES
333 2
Code of Iowa

711