

76, 1711

1269

FIRST REALTY, LTD.
P.O. Box 10343
DES MOINES, IA 50308

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That ALICE M. SATHER AND CHESTER SATHER, wife and husband
(f/k/a Alice M. Thomas)

in consideration of
the sum of One dollar and other valuable consideration
in hand paid do hereby Convey unto Tim Strain and Carmen R. Strain, husband and wife as
joint tenants with full right of survivorship and not as tenants in common

the following described real estate, situated in Madison County, Iowa, to-wit:

Commencing at the West Quarter corner of Section 5, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence along the South line of the Northwest Quarter of said section on an assumed bearing of North 90°00'00 East a distance of 708.05 feet to the Point of Beginning; thence continuing along said south line, North 90°00'00" East 123.72 feet; thence North 00°53'43" West 163.84 feet; thence South 89°52'43" West 122.01 feet; thence South 00°17'21" East 163.56 feet to the Point of Beginning, containing 0.462 acres, more or less, including road, and 0.320 acres more or less, excluding public road.

This deed is given in fulfillment of a real estate contract dated Aug. 6, 1985 and filed August 12, 1985 in Deed Rec. 120, Page 114 of the Madison County Recorder's Office.

REAL ESTATE TRANSFER
TAX PAID 30
STAMP #
38 / 6-5
Shirley H. Hensinger
RECORDER
11-29-90 Madison
DATE COUNTY

FILED NO. 1152
BOOK 128 PAGE 297
90 NOV 29 AM 8:46
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have 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.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 23RD day of November, 19 90

Alice M. Sather
Alice M. Sather
Chester Sather
Chester Sather

ACKNOWLEDGEMENT

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 23RD day of November, A.D. 19 90, before me, the undersigned, a Notary Public in and for The State of Iowa, personally appeared Alice M. Sather and Chester Sather,
wife and husband

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

WILLIAM B. EISENLAUER
Notary Public
Sept. 17, 1991

William B. Eisenlauer
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA