

FILED NO. 1262

BOOK 128 PAGE 330

90 DEC 18 AM 9: 58

Fee \$10.00
Transfer \$25.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Company



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ONE (\$1.00)
Dollar(s) and other valuable consideration, MAURICE W. HATFIELD and DONA HATFIELD,
husband and wife,

do hereby Convey to DIANE K. HUGHES and LEONE F. SECREST, as Tenants in
Common,

the following described real estate in Madison County, Iowa:

All of my remaining remainder interest in my undivided one-
third (1/3) interest in the real estate described in Exhibit
"A".

It is the intention of Grantor that after this Deed is recorded
Grantor will own only a life estate interest in an undivided
one-third (1/3) interest in the real estate described in
Exhibit "A" with the remainder interest in said undivided
one-third (1/3) interest being owned by Grantees.

Grantor states that for tax purposes, the value of his interest
in this real estate, prior to this Deed, is \$52,891.00.

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 GEORGIA,
ss: Glynn COUNTY,

DATED: 12-6-90

On this 6 day of December,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Maurice W. Hatfield and Dona
Hatfield

Maurice W. Hatfield
Maurice W. Hatfield (Grantor)

Dona Hatfield
Dona Hatfield (Grantor)

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

270 Watson Circle
(Grantor)

Allen M. Curtis
Notary Public

Brunswick, GA 31520
(Grantor)

(This form of acknowledgment is for individual grantor(s) only)
Notary Public, Glynn County, Georgia
My Commission Expires Apr. 4, 1991

Witness: R. Michael Petril
Iowa State Bar Association
This Printing September, 1989

The Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-four (24) and the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa,

AND

The North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, excepting therefrom a tract 10 rods square in the Southeast corner thereof used for church purposes, except

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 25, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of Section 25, T75N, R27W of the 5th P.M., Madison County, Iowa; thence along the East line of said Section 25, South $00^{\circ}00'00''$ 648.87 feet; thence North- $88^{\circ}59'55''$ West 513.05 feet; thence North $01^{\circ}31'35''$ West 344.36 feet; thence North $89^{\circ}19'53''$ West 330.63 feet; thence North $00^{\circ}42'15''$ West 301.71 feet to the North line of said Section 25; thence along said North line South $89^{\circ}20'21''$ East 856.52 feet to the Point of Beginning. Said tract of land contains 10.025 acres, including 1.115 acres of county road right of way.

AND

The East One-half ($E\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-five (25) Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M.

AND

The South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-seven (27), and the South Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and a strip of land, Eight (8) rods wide off the West side of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty (30), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, AND

South One-Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-nine (29),
Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Thirty (30),
East Ten (10) acres of the Southwest Quarter ($SW\frac{1}{4}$) Southeast Quarter ($SE\frac{1}{4}$) of Section Thirty (30),
Northeast Quarter of the Northeast Quarter ($NE\frac{1}{4}$ $NE\frac{1}{4}$) of Section Thirty-one (31),
Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty-one (31), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.